

Euclid Street Specific Plan
City of La Habra, California

City of La Habra
201 East La Habra Boulevard
La Habra, California 90633-0337

Euclid Street Specific Plan

**300-400 South Euclid Street
375 South Cypress Street
La Habra, California**

**General Plan Amendment
Light Industrial to Residential**

**Zone Change
M-1 (Light Manufacturing)
To Specific Plan**

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Scope of Organization

- a) The Euclid Street Specific Plan (the "Plan") applies to the properties located at 300-400 South Euclid Street and 375 South Cypress Street located in the City of La Habra, California, the location of the former P&O Cold Logistics site. The Plan will be consistent with the City of La Habra's (the "City") General Plan should it be amended from light industrial to medium density residential. This action will permit residential infill development that is cohesive with the La Habra Children's Museum, the La Habra Boulevard Specific Plan, and other surrounding land uses.
- b) The Plan consists of the following elements:
- c) **Section 1.0, Introduction.** This section establishes the procedural and legislative context for the Plan. This section also includes an overview of the planning area's location and its environmental setting.
- d) **Section 2.0, Land Use Plan.** This section indicates those regulations and standards that relate to the potential land use and the resulting development within the area governed by the Plan (the "Planning Area").
- e) **Section 3.0, Urban Design Plan.** This section indicates the development standards, landscaping, and the overall appearance of the future development that is permitted as part of the Plan's implementation.
- f) **Section 4.0, Infrastructure Plan.** This section describes the circulation, parking, and infrastructure required to serve the future development permitted by the Plan.
- g) **Section 5.0, Implementation Program.** This section details the actions that will be required to implement, enforce, and amend (if necessary) the Plan following adoption by the City Council.

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1) Introduction

- a) The City initiated a Draft Environmental Impact Report (DEIR) for the Plan that examines the potential impacts associated with the Plan's implementation. Once certified as final and complete, the findings and conclusions of the EIR will be published and submitted as an addendum to this document at a later date. The Land Use Plan, Urban Design Plan, and the Infrastructure Plan included herein provide specific guidance concerning future development within the Planning Area.
- b) The City intends to achieve the following objectives with implementation of the Plan.
 - i) Timely redevelopment and reuse of the Planning Area.
 - ii) Ensure that the development permitted under the Plan is consistent with the existing and future development located adjacent to the Planning Area.
 - iii) Promote new development that will benefit the City and its constituents.
 - iv) Eliminate, or reduce the potential adverse environmental effects associated with future development within the Planning Area.

2) Relationship to the City of La Habra General Plan (the "General Plan")

- a) The Plan will be consistent with the General Plan (Exhibit 14).
- b) The General Plan promotes the use of specific plans as a means to facilitate a comprehensive planned development process for key areas of the City. Specific Plans are designed to provide both the City and property owners flexible development standards within designated planning areas. In this way, development standards may be tailored to match the unique characteristics of a particular area while meeting the goals of the General Plan. As a result, the Plan is designed to serve as a bridge between the General Plan and more specific development proposals that might occur within the Planning Area.

3) Authority of Specific Plan

- a) The California Government Code (Section 65450 et seq.), etc., authorizes the preparation of specific plans to implement a jurisdiction's general plan (Exhibit 15).
- b) State law provides limited guidance regarding the content and scope of a specific plan, indicating that a specific plan must address the distribution,

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location, and extent of land use; the infrastructure (both public and private) necessary to support the land use plan; standards and criteria for natural resource preservation (where applicable); and an implementation plan. A specific plan must also include a statement of the relationship of the specific plan to a local general plan.

- c) This Plan complies with Government Code Sections 65450-65457 and defines land use regulations, development standards, and architectural guidelines to permit for the construction of single family detached condominiums.
- d) The regulations contained herein take precedence over the zoning regulations contained in Title 18 of the City of La Habra Municipal Code (the "Municipal Code").
- e) The Developer of the Euclid Street Specific Plan property shall comply with the Plan and other City regulations in developing the property subject to the Plan.
- f) Following the adoption of the Plan by the City Council, all subsequent development within the Planning Area must be consistent with the Plan's regulations and standards (Exhibit 16).
- g) Where a particular standard is not addressed in this Specific Plan, the regulations of Title 18, or other municipal codes shall apply.

4) Location and Setting of the Planning Area

- a) The area subject to the Plan is located within the City of La Habra in the northern portion of Orange County.
 - i) The Planning Area is located at the corner of Second Avenue & Euclid Street, west of Cypress, and north of the Union Pacific Railroad (Exhibit 2).
 - ii) Significant landmarks include the La Habra Children's Museum located at 301 South Euclid Street directly across from the project's main entrance.
 - iii) The surrounding uses consist of light industrial and residential development.
 - iv) The Planning Area is shown on the aerial photograph (Exhibit 2).
- b) The main entrance for the proposed residential development will be accessed from Euclid Street directly across from the drive entrance service the Children's Museum parking lot.

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- i) An additional secondary entrance will be provided, located on Cypress Street. There will be no call box at the Cypress Street entrance. Visitors will be directed to the Euclid Street entrance for homeowner granted access.
- c) P&O Cold Logistics ("P&O") formerly occupied the Planning Area. Cypress Street was the primary site access for the P&O operation. The P&O warehouses, loading docks, support structures and site improvements will be demolished and the site will be graded and improved for residential use.
- d) The Planning Area is located in the midst of a diverse neighborhood consisting of medium-density and high-density residential development, light manufacturing and public use. Directly north of the property is Second Avenue. A variety of land uses exist on Second Avenue including light industrial, single family homes, multi-family dwellings, property zoned for commercial use, and a church. Vacant land exists on the east side of Cypress Street across from the subject property. The south side is adjacent to the Union Pacific Railroad track. The City of La Habra Children's Museum is located west of the property across from Euclid Street (Exhibit 10.)

5) Goals and Objectives of this Specific Plan

- a) This Plan defines land use regulations, development standards, and architectural guidelines for future development within the Planning Area. The Plan and the conforming Site Plan are regulatory tools that the City, Developer, property owners, and the development community will refer to for design guidance. The Plan replaces standard zoning regulations applicable to the Planning Area and also amends the General Plan. The goals and objectives established for the Planning Area through the Plan include guidance to:
 - i) Provide a comprehensive land use plan based on planning principals that designate the type, distribution, location, and extent of land uses, roadways, and improvements within the Planning Area.
 - ii) Establish design guidelines, development regulations, and other procedures to guide the development and to provide appropriate architectural themes that are consistent with the City's vision and important landmarks.
 - iii) Ensure that the existing and future neighborhood character is maintained.
 - iv) Provide adequate public infrastructure improvements required to support the land use envisioned under the Plan.

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- v) Provide for the long-term maintenance of all improvements by a homeowner's association ("HOA") through Covenants, Conditions, and Restrictions ("CC&Rs").
- vi) Identify strategies to implement the planning concepts outlined in the Plan.

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6) Introduction to Land Use Plan

- a) This section of the Plan establishes land use and development standards for the Planning Area. The objective of the Plan is to identify those land uses that will facilitate the Planning Area's timely reuse. The Land Use Plan herein contains specific guidelines, regulations, and standards for residential development. These standards describe the uses permitted for the residential development including:
 - i) Permitted density of development.
 - ii) The maximum building height.
 - iii) Floor area standards.
 - iv) Parking requirements.
 - v) Other requirements.

7) Development Standards

- a) Permitted Uses in the Planning Area
 - i) The Plan permits up to 91 single-family residential detached condominium units to be constructed within the area subject to the Site Plan (Exhibit 4).
- b) Residential Development Standards
 - i) This section outlines the development standards that will be applicable to any future residential development within the Planning Area.
- c) Building Height
 - i) Buildings shall be a maximum of two (2) stories and not more than 28 feet.
- d) Dwelling Units Size, Minimum
 - i) The minimum size floor area of each individual dwelling unit, including any future dwelling units, shall not be less than 1,580 square feet. Square footage devoted to the garage shall not be counted in the minimum calculation.

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e) Setbacks and Exclusive Use Areas

i) The following standards are represented on the Site Plan:

- (1) Front building setback (Sidewalk Condition) shall be a minimum of 20 feet from face of garage to back of sidewalk, or 29 feet from back of curb with the exception of Units 31, 32 and 37. These three lots will be 18 feet to back of sidewalk, or 27 feet to back of curb.
- (2) Exclusive Use Areas, their use and limitations shall be described in the CC&Rs.
- (3) Each Exclusive Use Area shall have met at least the following minimum standards:
 - (a) Surface area of not less than 565 feet.
 - (b) A Boundary defined by a Condominium Map as approved by the Department of Real Estate and recorded with the CC&Rs.
 - (c) A fenced enclosure consistent with the Condominium Map Boundaries.
 - (d) A portion of the rear yard square footage shall have minimum dimensions per plan as follows (Exhibit 4):
 - (i) Plan One, 17'-0" x 18'-0" = 306 square feet.
 - (ii) Plan Two, 13'-6" x 17'-0" = 229 square feet.
 - (iii) Plan Three, 18'-0" x 28'-0" = 504 square feet.
- (4) Patio/Shade structures may project a maximum of 10 feet into an Exclusive Use Area but shall have a minimum setback of 3 feet.
- (5) Shade Structures shall not cover more than 50 percent of an Exclusive Use Area.
- (6) Shade Structures are limited to overhead structure only and shall not be enclosed.
- (7) In no instance shall buildings be closer to each other than 8 feet.
- (8) Front building setbacks (Non-Sidewalk Condition) shall be a minimum of 18 feet to back of curb.

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(9) Actual site development, setbacks and the Exclusive Use Areas are specific to the condominium lot adjustment map on the Site Plan (Exhibit 4).

f) Development Intensity

i) Total units per gross acre shall be equal to no more than 8.21 per gross acre.

g) Lot Coverage

i) The maximum building lot coverage for the entire lot shall not exceed 25%.

h) Landscaping, Common Areas

i) The Developer shall install all common area landscaping within the project boundaries and those public areas on Euclid and Cypress Streets that flank the project boundaries.

ii) The Developer shall maintain all common area landscaping until the landscaping is conveyed to the HOA.

iii) Maintenance shall include the replacement of all dead plant material as necessary.

iv) All maintenance activities shall be the responsibility of the HOA after conveyance by the Developer.

v) Landscape improvements, as finally approved by the City Council, shall be maintained by the HOA (Exhibit 5).

vi) Exclusive Use Areas are the responsibility of the individual home owner.

i) Parking Requirements

i) The following parking requirements are applicable to the development plan and are represented on the Site Plan.

(1) Parking, Number of Spaces Required

(a) A two (2) car garage shall be constructed for each home to be used for vehicle parking.

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(b) A minimum of two (2) off-street parking spaces shall be provided per home in individual private driveways measuring a minimum of 18' x 18'.

(c) In addition, not less than 45 guest spaces shall be provided on the Plan's private streets.

(2) Parking, Space Dimension

(a) Parking space size for individual homes shall conform to published City standards for the garage.

(b) Each guest space is to have a minimum width of nine (9) feet for private driveways and eight (8) feet by 22 feet for parking spaces located on A, B & C Streets.

(c) These 36 foot wide streets comply with LAFD standards for emergency vehicle access by providing 20 feet of clear travel way with eight (8) feet on each side for parking.

(d) Each guest space is indicated on the Site Plan by driveway delineations for each unit and segment lines for A, B & C Streets.

j) Parking, On Street

i) All parking needs for this plan must be fulfilled on-site.

ii) The City will not issue public on-street parking permits for residents within the Plan.

k) Circulation

i) The access and parking layout must provide adequate room for independent vehicle maneuvering as required by the City.

l) Parking Spaces, Use of

i) All parking, including garages, shall be used for the parking of operable vehicles, and shall not be used for storage.

ii) The storage of recreational vehicles, boats, trailers, or other vehicles is prohibited in the Planning Area.

iii) Parked vehicles may not overhang the private sidewalks within the association common area.

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m) Performance Standards

- i) This section indicates other performance standards and regulations that apply to development within the Planning Area.

n) Walls and Fences

- i) A decorative composition block wall must be provided along the Planning Area's road frontage of Euclid Street and along Cypress Street, Second Avenue and along the railroad right-of-way. Maintenance of these walls is the responsibility of the HOA.
- ii) The wall's architecture, building materials, and color must be consistent with the architecture of the community and surrounding landmarks. This consistency will help create an attractive parkway area along the entire Euclid Street frontage that extends north from the Union Pacific Railroad to Second Avenue, then from Second Avenue to Cypress Street, along Cypress Street and the railroad right-of-way.
- iii) The perimeter wall immediately adjacent to the Union Pacific Railroad right-of-way shall have a minimum height of eight (8) feet. In addition, the Developer shall provide landscaping along the exterior perimeter, including irrigation, to provide vines to eventually cover the wall. Maintenance of this wall and the landscaping shall be the responsibility of the HOA.
- iv) Interior fencing of Exclusive Use Areas will be governed by the Site Plan (Exhibit 4). In addition, a minimum setback of two (2) feet shall exist along side street setbacks.
- v) The Exclusive Use Area for each home will be secured with a six (6) foot high fence.
- vi) Additional fencing will be allowed in the Exclusive Use Areas only as approved by the HOA.
- vii) Composition fences will be provided between individual homes as part of the project's landscaping plan.
- viii) The Developer will provide a manufacturer's cut sheet of planned fencing for City approval prior to installation.
- ix) Final wall and fencing location shall be subject to prior review by the City Engineer to confirm that adequate sight distances are maintained.

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o) Utilities, Dry

- i) All dry utilities, including electrical, telephone, gas, and CATV shall be placed underground.

p) Public Entrances, Access

- i) Access into the property is governed by the Plan as indicated on the Site Plan, and is subject to approval by the Planning Commission and City Council.
- ii) Any project access control gates shall be reviewed and approved by the Los Angeles County Fire Department under contract by the City of La Habra for fire services.
- iii) Such gates shall be maintained by the project HOA.

q) Screening of Mechanical Equipment

- i) All mechanical equipment shall be screened behind a permanent structure, or dense landscaping.
- ii) No visible roof-top air conditioning equipment will be permitted.
- iii) Solar panels and ancillary equipment must be installed in a manner so as not to be visible from the public right-of-way.

r) Trash Management

- i) Project residents will be expected to abide by the City regulations concerning the accumulation, storage, and disposal of trash.
- ii) Individual trash containers will be utilized, and residents will be responsible for placing containers at an accessible location for pickup on designated trash collection days.
- iii) Common Area facilities plotting will be in accordance with the specifications exhibit contained within this Plan. (Exhibit 4).
- iv) Each home shall have not less than two (2) trash containers, one (1) for trash, and one (1) for recycling.
- v) Trash containers will be stored within the fenced area (Exclusive Use Area) belonging to each home, or within the garage.

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- vi) Trash collection logistics will be reviewed and adjusted in accordance with the standards of the County of Orange or other city approved franchised hauler.
 - vii) Trash collection shall be planned and occur in a manner that eliminates impacts to on-site circulation of all transportation.
- s) Applicability
- i) Any future residential development must conform to any additional performance standards and regulations within the Plan.

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8) Introduction to Urban Design Plan

- a) The design standards and guidelines contained herein have been established to promote quality and attractive development, to ensure land use compatibility, and to provide guidance with respect to building mass and form, architectural styling, color and materials, and landscape design.
- b) All development within the Planning Area will be designed to be compatible with surrounding uses and the character of surrounding development (both existing and proposed).
- c) The criteria discussed in this section focus on design requirements, standards, and guidelines permitted by the Plan. This section consists of the following elements:
 - i) Design criteria and guidelines for the permitted residential uses.
 - ii) Standards outlining development requirements applicable to future residential development.
 - iii) Design standards applicable to future residential uses.
 - iv) Landscaping design standards.
- d) The guidelines contained in this section indicate the minimum design requirements that must be adhered to in order to obtain planned conformity. Any future development application will undergo review by the Planning Commission and City Council to ascertain the development's conformity with the Specific Plan.

9) Residential Design Criteria and Guidelines

- a) This section of the Plan identifies the architectural styles that can be used to ensure conformity with the adjacent residential development of which these units will be a part. The following styles that may be used in the development include:
 - i) Spanish Colonial/Monterey/Craftsman Styles
 - (1) Spanish Colonial/Monterey is the primary historic architectural style of Southern California, having its early roots in the Spanish/Mexican heritage of pre-colonial America. Characteristics of this style include long decks and porches facing patios/courtyards, expansive stucco walls, and exposed eaves, selective window openings, wrought iron decorative features and heavy plank or carved shutters..

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- (2) Monterey style has these features as well, but is usually marked by a second floor deck and the periodic use of brick or vertical wood siding to enhance deck areas.
- (3) Craftsman style elements were selected because of its historical context in the State of California and because it will help eliminate the homogeneous feel created by the exclusive use of Spanish architecture. The use of siding details, heavy window headers and sills, geometric porch columns and corbels under projections and roof eaves are all details indicative of the Craftsman Architecture vernacular.

ii) Architectural Compatibility

- (1) Mission, Spanish Colonial, Monterey architectural styles have historic precedent in La Habra and the State of California.
- (2) The similar climatic conditions of Spain and Southern California created a natural basis for the importation of architectural features such as patios, porches, thick stucco/adobe walls, and other picturesque features.
- (3) Spanish colonial/Monterey is the primary historic architectural style of Southern California, having its early roots in the Spanish/Mexican heritage of pre-colonial America.
- (4) Characteristics of this style include long decks and porches facing patios/courtyards, expansive stucco walls, exposed eaves, selective window openings, wrought iron decorative features and heavy plank or carved shutters.
- (5) Monterey style has these features we well, but is usually marked by a second floor deck and the periodic use of brick or vertical wood siding to enhance deck areas.

iii) Building Mass Elements

- (1) Consistent with Spanish rural archetypes, the massing of these styles is simple, with a minimum of frontal projections and roof types.
- (2) Roofs have a minimum number of valleys, and are usually resolved in front-to-back or hip variations.

iv) Entries and Driveways

- (1) Entries and driveways shall be clearly identified.

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(2) Entries and driveways shall be shared in small clusters.

v) Architectural Details

(1) Architectural details including porches, decorative door and window designs, roof overhangs with decorative brackets and rafter tails, iron details, rough sawn porch and balcony railings and lighting fixtures consistent with the project's architectural style provide visual interest and are strongly encouraged.

vi) Façade Treatment

(1) Façade treatment should be consistent for all building planes of the structure.

(2) Architectural details consistent with the structure's prevalent architectural style should be incorporated on all facades visible from a public right-of-way.

(3) Front and rear facades will be fenestrated with windows and doors to provide visual relief from the appearance of mass and large expanses of blank wall surface.

(4) Final colors and applied surfaces shall be maintained as approved by the Director of Community Development and City Council and shall be included within the recorded CC&Rs (Exhibit 6 – to be submitted upon final plan being approved by the City Council).

(5) Windows and doors should be consistent in shape, style, and size to each other.

vii) Façade Articulation

(1) Facades will be articulated to provide visual relief from the appearance of mass and large expanses of blank wall surface.

(2) Permitted projections such as bay windows and cantilevered, open and enclosed balconies provide visual interest and relief to the façade.

(3) Window placement will optimize the livability and privacy of each individual home.

(4) For architectural elevations see Exhibits 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40.

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viii) Lighting, Accessory

- (1) Exterior lighting must be positioned so that no direct light extends onto neighboring properties.
- (2) Illumination must also be screened from adjacent properties.
- (3) House numbers are to be illuminated per City standards.
- (4) Applied pedestrian lighting fixtures shall reflect early California Mission style.

ix) Lighting, Street

- (1) A final decorative private pedestrian street lighting plan, with fixture design and style to compliment the project design, shall be submitted to the Director of Community Development for approval prior to construction. The HOA shall be responsible for maintaining all Common Area lighting fixtures. (Exhibit 5).

x) Landscaping, Street Trees

- (1) One (1) street tree must be planted on each lot (for each home) (Exhibit 5).
- (2) Not less than one (1) tree shall be planted for every 20 feet of street frontage on the Cypress Street and Euclid Street frontages.
- (3) Not less than one (1) tree shall be planted for every 20 feet of street right-of-way within the Plan.

xi) Landscaping, Control of Storm Water Runoff and Erosion

- (1) The landscaping must be designed so as to facilitate the absorption of rain fall.
- (2) Permeable surfaces shall be employed wherever possible to maximize percolation of irrigation and storm waters.

xii) Landscaping, Water Conservation

- (1) Where appropriate, landscaping shall incorporate compatible species of drought-tolerant vegetation.

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- (2) Developer shall provide a Water Quality Management Plan ("WQMP") containing permeability standards that, after City approval, will be enforced by the HOA. The final WQMP will be filed with the La Habra City Clerk.

xiii) Landscaping, Screening

- (1) Wherever possible, landscaping shall be employed as a means to screen mechanical equipment, transformers, or similar devices from public view.

xiv) Landscaping, Walls and Fences

- (1) Blank building surfaces, fences, and walls should incorporate adjacent landscaping to screen large masses of blank surface area, particularly where such features are visible from the public right-of-way.

xv) Roofing

- (1) Roofing materials shall be limited to tile and/or composition commodities meeting Uniform Building Code and City requirements, and shall be maintained as approved by the City Council (Exhibit 6).

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10) Introduction to Infrastructure Plan

- a) This section of the Plan provides an overview and framework for the future infrastructure and improvements required to serve the development permitted under the implementation of the Plan. The following development concepts were considered in the formulation of the Infrastructure Plan:
 - i) The circulation system and infrastructure required to serve potential future infill development must be designed so as to minimize the traffic impacts to Euclid Street, Second Avenue and Cypress Street.
 - ii) The infrastructure required to serve any future development must be designed and programmed in a manner to accommodate the infill development.
- b) This chapter of the Plan includes the following sections:
 - i) The **Circulation Plan** indicates the location and extent of roadways contemplated as part of the Plan's implementation. This section also contains those guidelines and standards related to internal circulation and future roadway improvements.
 - ii) The **Utilities Plan** indicates development standards related to utilities and infrastructure that will be required to serve development within the planning area.
 - iii) The **Public Services Plan** indicates the development standards related to public services that will be required to serve future development.

11) Circulation Plan

- a) This section outlines those requirements that will be applicable to the future residential development permitted under the Plan. At a minimum, the Circulation Plan shall provide adequate access/driveway design, and assurances that the public right-of-way will not be impacted.
- b) Off-site Traffic Improvements. The Developer will pay the City's applicable traffic impact fees and install improvements as set forth in the City's fee schedules, final Environmental Impact Report, and conditions of project approval.
- c) Euclid Street Frontage. A minimum 20 foot landscape setback from the property line along Euclid Street and Cypress Street will be provided.
- d) Internal Sidewalks/Parkways. These facilities shall be constructed in accordance with the approved Site Plan and City standards.

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- e) The Developer will be responsible for the initial development of all street improvements within the Plan Area including roadways, landscaped parkways, lighting, and sidewalks.
- f) Required Circulation Plan elements, including appropriate cross sections, are found on the Site Plan and are subject to City Council approval (Exhibit 4).

12) Utilities Plan

- a) The infrastructure requirements applicable to the future residential development permitted under the Plan.
 - i) **Storm Drain Improvements.** The site will be graded to direct all surface water to the catch basins as indicated on the Site Plan. As-built copies of final city approved storm drain improvements plans will be attached to this document as Exhibit #41.
 - ii) **Water System Improvements.** The Developer will tie all new water lines into the existing main lines in accordance with City requirements. As-built copies of final city approved storm drain improvements plans will be attached to this document as Exhibit #42.
 - iii) **Fire Flow.** Fire flow requirements for public and private hydrants shall be provided in accordance with Los Angeles County Fire Department under contract with the City for fire services.
 - iv) **Water Conservation, Landscaping.** The City shall approve a landscaping plan that provides water-efficient irrigation systems (i.e. drip irrigation, automatic shut-offs, soil moisture sensors, automatic controllers and valves, and related conservation devices).
 - v) **Water Conservation, Plumbing.** Water conserving plumbing fixtures and appliances shall be used in all new construction. These fixtures shall include low flush toilets, low-flow showerheads, low-flow faucets, water-efficient appliances and equipment, and an on-site leak detection program.
 - (1) All applicable sections of Titles 20 and 24 of the California Code of Regulations regarding water consumption and conservation shall be enforced.
 - vi) **Water Conservation, Management.** The HOA will be responsible for employing Best Management Practices (“BMPs”) in the maintenance of water quality management obligations for the property in accordance with

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City water quality management requirements, and an approved WQMP. The CC&Rs shall include BMP maintenance obligations by the HOA.

vii) Sewer System Improvements.

- (1) In compliance with the Orange County Sanitation District's regulations, the Developer will provide all required on-site sewer infrastructure and pay a sewer system connection fee that will be used for the operation of wastewater collection, treatment, and facilities maintenance and construction.
- (2) Development plans shall be submitted to the City to determine the required sewer system improvements. On-site sewer lines and connections shall be provided in accordance with City requirements and accepted engineering standards. As-built copies of final city approved storm drain improvements plans will be attached to this document as Exhibit #43

b) Storm Drainage.

- i) Adequate storm drain facilities shall be constructed prior to the occupancy of the proposed project, in accordance with City published public works improvement standards.
- ii) On-site activities shall comply with storm water quality management requirements of the City and County, with appropriate permits prior to connection to the public agency drainage system.
- iii) These activities may include implementation measures designed to reduce the quantity of street pollutants that enter the local storm drainage system both during construction and after permanent facilities have been built.
- iv) On-site facilities shall be maintained by the HOA as approved and required by the City.

c) Storm Water Management

- i) Future development permitted under the Plan shall comply with the City's storm water management guidelines.
- ii) Future development will be required to connect to the existing off-site storm drain system as permitted by the City.

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d) Landscape Setbacks, Euclid, Second, and Cypress Streets

- i) Along the planning areas boundary with Euclid Street, Second Avenue and Cypress Street, the Developer shall be responsible for the development of the landscaped setback areas from the face of the curb. The HOA will be responsible for maintenance of Cypress and Euclid Street frontages of the Plan boundary.

e) Sidewalks, Maintenance of

- i) The maintenance of the sidewalks interior to the project shall be the responsibility of the HOA.
- ii) The HOA shall also be responsible for the maintenance of all improvements from the curb faces along Euclid and Cypress Streets, including the parkway, parkway lighting, sidewalks, and any pedestrian furniture.
- iii) All of these areas shall be maintained in conformance with requirement of the City.

f) Curbs, Gutters, and Sidewalks

- i) Unless otherwise provided for in this Plan, or approved by the City Engineer, all such improvements shall conform to City published standards.

g) Infrastructure, Responsibility for Provision of

- i) The project Developer will be responsible for replacing/installing lateral service lines, as required by the City, in conjunction with new development.
- ii) Following the construction period, responsibility for lateral connections within association property shall fall to the HOA.

h) Public Services, Other

i) Mailboxes

- (1) The Developer will be responsible for providing individual mail boxes for all residences designed to match the architectural design of the project (Exhibit 5).
- (2) The mailbox plan, including the use of ganged boxes, shall be subject to the approval of the City and the U.S. Postal Service.

Euclid Street Specific Plan

i) Dry Utility Services

- i) The Developer shall provide the necessary dry utility services, including gas, telephone, electricity, and cable services in accordance with City standards.
- ii) All utilities shall be placed underground.
- iii) Transformers shall not exceed three (3) feet in height, unless otherwise required by utilities, with location to be approved by the City. Any such above-ground utility boxes shall be provided with landscape screening.

Euclid Street Specific Plan

13) Introduction to the Implementation Plan

- a) The Plan will serve as the primary public policy regulatory document for the Planning Area. The Planning Area shall be as depicted on the Tentative Tract Map No. 17018 (Exhibit 3).
- b) The consistent application of the standards contained in this Plan will ensure the Planning Area's development reflects the community's overall vision for the larger community.
- c) The La Habra Zoning Ordinance will be amended to reflect the Plan as it applies to the Planning Area.
- d) The Plan will also be amended as necessary to be consistent with the General Plan.
- e) An ordinance will be adopted to establish the Plan Area.
- f) Future development within the Plan's Planning Area, and/or development by subsequent property owners shall be required to conform to standards and guidelines contained herein.

14) Enforcement of the Specific Plan

- a) The Director of Community Development shall have the duty to enforce this Plan.
- b) Any person found by a court of competent jurisdiction to have violated use of the building or structure hereafter erected, built, maintained or used contrary to provisions of the Plan shall be judged guilty of an infraction or misdemeanor in accordance with the Municipal Code.
- c) Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the Planning Commission and, if needed, appealed to the City Council.
- d) Unless otherwise specified, all development within the Planning Area governed by the Plan shall comply with the terms of the Plan.
- e) Maintenance of landscaping, signage, parking areas, streets, structures, fences, and other amenities described herein or approved by the City Council will be the responsibility of the property owner(s) and HOA to maintain.
 - i) No development outside of the Exclusive Use Area shall be permitted.

Euclid Street Specific Plan

- ii) The maintenance responsibilities of the HOA shall include all HOA deeded property, HOA maintenance property, and all planned property, including the face of the curb along both Euclid Street and Cypress Street, and along the northern and southern property lines.
- f) The relevant Conditions of Approval and the CC&Rs will be enforced by the HOA through written notice and financial penalties. If the City ends up having to be the enforcing agency, the related cost of the enforcing actions will be paid for by the HOA.
- g) Failure to maintain those improvements described herein or approved by the City Council, will constitute a failure to comply with the provisions of this Plan.
- h) The Community Development Director shall have the responsibility for interpreting, implementing, and enforcing compliance with the provisions of this Plan, including acceptance of alternate means and methods consistent with Plan goals and standards.
- i) The provisions of the Plan and conditions placed on the project by the City Council shall take precedence over the Municipal Code, Title 18, and carry the same force of law.
- j) Where a particular regulation or standard is not specifically addressed in this Plan, the relevant provision of the Municipal Code, Title 18, shall govern.
- k) If any regulation, standard, or other provision of the Plan, or any portion thereof, is found by a court of competent jurisdiction to be invalid, the remaining portions of this Plan shall remain valid.
- l) The CC&Rs, subject to approval by the City Attorney and the Director of Community Development, shall provide guidelines for appropriate uses within the community consistent with the Plan.
- m) Prior to recordation, the proposed CC&Rs shall be submitted to the City for review and approval.
- n) These governing documents and rules are legally enforceable by the HOA, unless a specific provision conflicts with federal, state or local laws.
- o) CC&Rs shall also require care and maintenance of street frontage trees and all other Common Area landscaping.

Euclid Street Specific Plan

15) Additions within Exclusive Use Areas/Homeowner Association Area/Homeowners Association Areas

- a) Individual homeowners shall not be permitted to construct habitable structures or additions within Exclusive Use areas/Homeowner Association Areas to existing structures within their Exclusive Use Areas and/or Homeowner Association Areas.

16) Specific Plan Amendments

- a) Approval by the HOA is required before applications for minor changes to the Specific Plan are accepted for review by the City through the Administrative Adjustment process.
- b) All amendments shall be acted upon by the City Council pursuant to the provisions set for in California Government Code Section 65453 and processed per the provisions for a planned unit development precise plan set forth in Chapter 18.46 of the Municipal Code.
 - i) Any proposed changes must first be submitted to the City for review and approval by the Director of Community Development.
- c) In acting to approve an amendment to the Plan, the City Council shall be required to make the following findings:
 - i) That the amendment meets the goals and objectives of the Plan.
 - ii) That any environmental impact associated with the amendment has been adequately addressed.
 - iii) Modifications to the Plan may be appropriate and necessary over time in response to changing conditions.
- d) A minor change to the Plan is defined as any change involving new information to any map or graphic that does not change the effect of any regulation, standard, or guideline as determined by the Director of Community Development. The Director of Community Development is authorized to approve minor changes consistent with the Minor Change definition within the Specific Plan.
- e) A minor change or exemption also includes modifications to the infrastructure plan or other City requirements to ensure compliance with City's Capital Improvement Program.
- f) More significant changes will require an amendment to the Plan.

Euclid Street Specific Plan

- g) An amendment may also require further environmental analysis.
- h) This Plan may be amended either by resolution or ordinance of the City Council.

Euclid Street Specific Plan

List of Exhibits

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EXHIBIT 6

COLOR AND APPLIED SURFACES

TO BE SUBMITTED

**Euclid Street
John Laing Homes
Photo Site Inventory
April 18, 2007**

No.	Location
2	<p>Access to the proposed residential development will be provided from Euclid Street, directly across from the drive entrance that serves the Children's Museum parking lot.</p> <p>This photo is taken from the park area looking south to the Children's Museum located at 303 South Euclid Street (right in photo), with Second Avenue to the east (left in the photo) and the dual buildings at 300 South Euclid Avenue south of Second Avenue.</p>
3	<p>In addition to the residential development, a one-acre passive private park, which may include a tot lot and related amenities, in the northwestern limits of the site south of Second Avenue.</p> <p>This photo looks onto the dual buildings at 300 South Euclid Street where the park would be located. To the north (left) is Second Avenue.</p>
4	<p>Emergency access may be provided from Second Avenue.</p> <p>This photo looks southwest onto the Family Bible Church on Second Avenue and the backside of the dual buildings located at 300 South Euclid Street. Industrial businesses are located to the east (left) on Second Avenue.</p>
5	<p>Secondary ingress/egress is provided from Cypress Street on the east.</p> <p>This photo shows the front side P&O Cold Logistics located at 375 Cypress Avenue.</p>

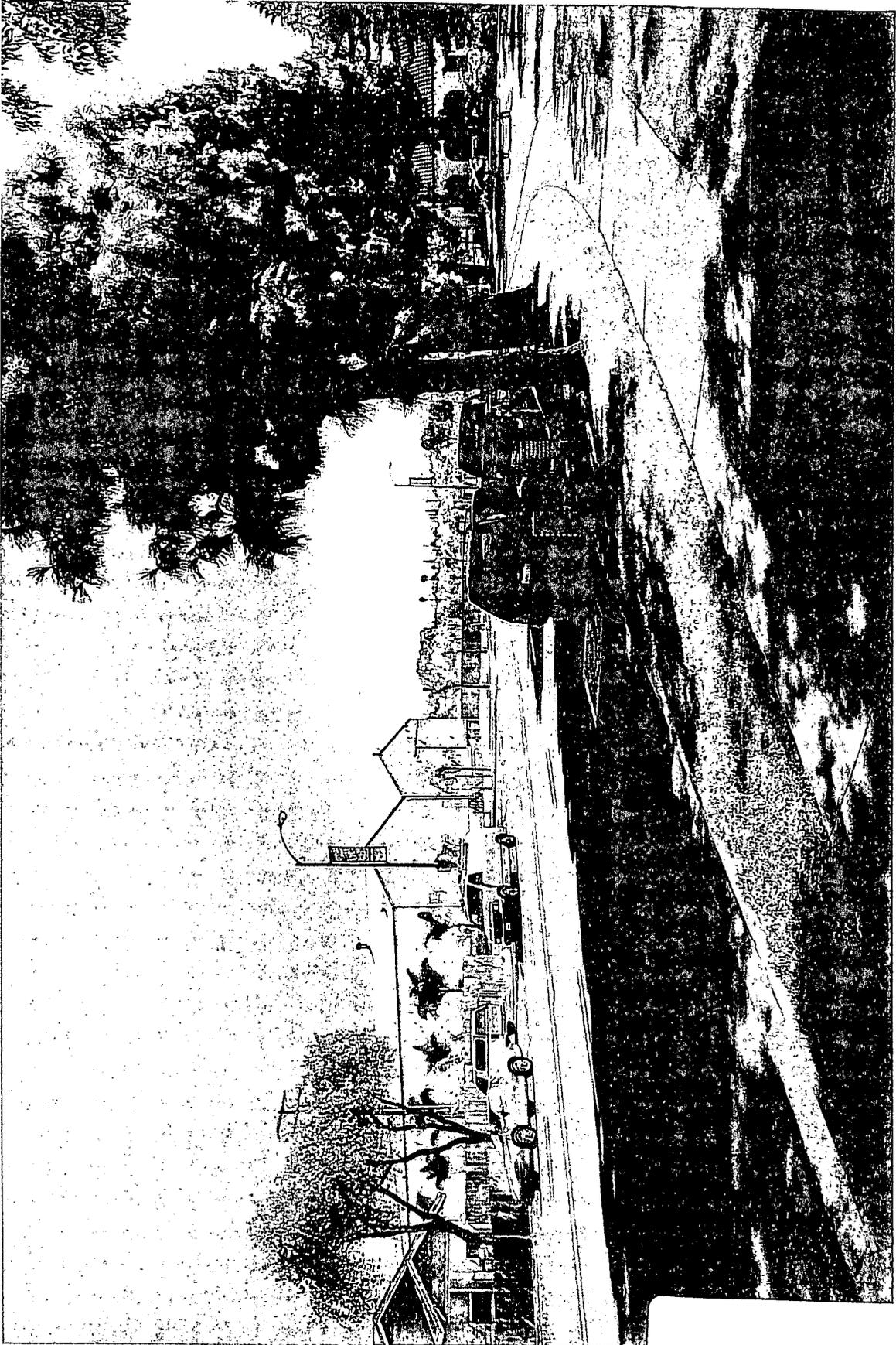


Photo #2

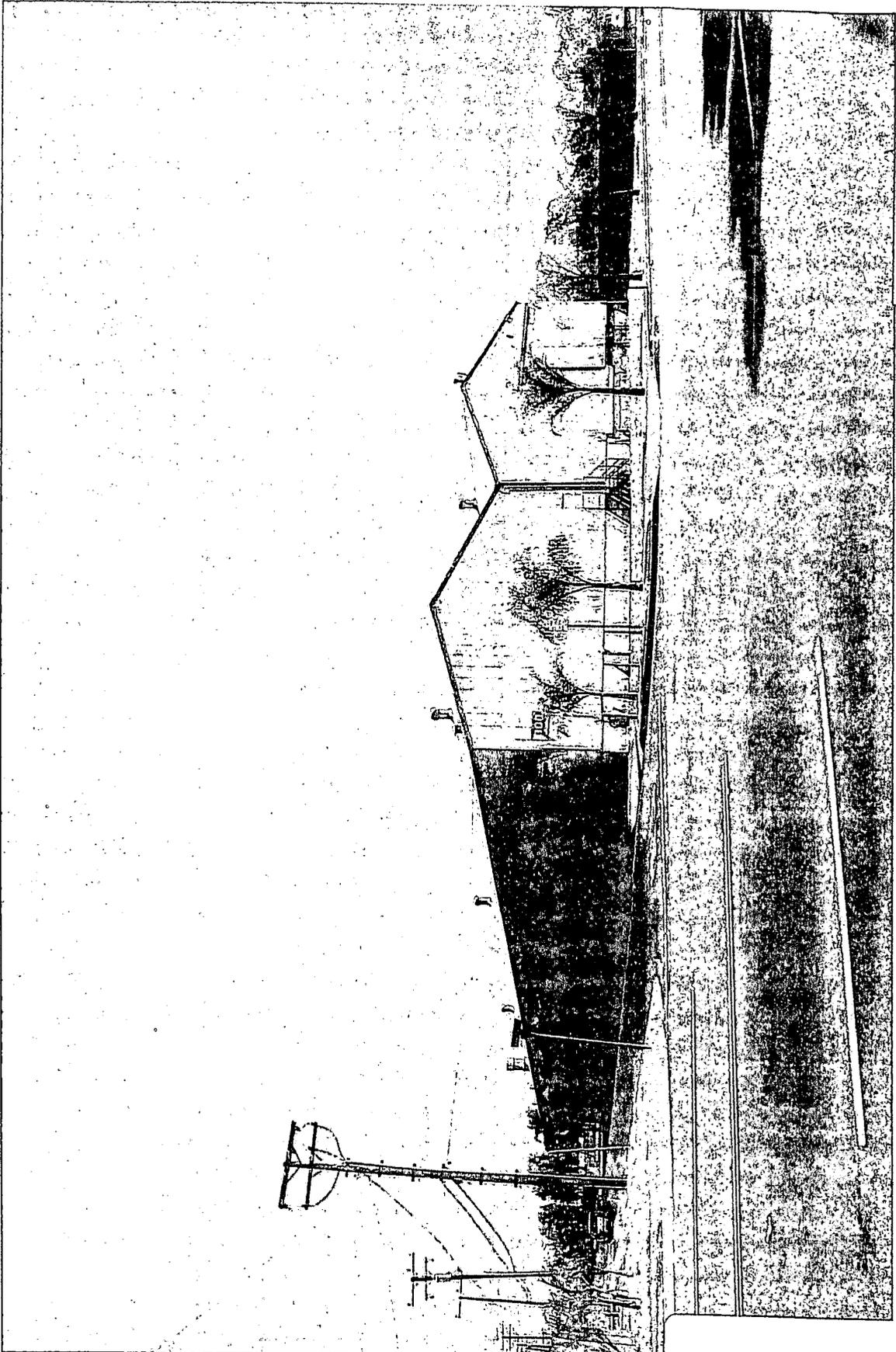


Photo #3



Photo #4

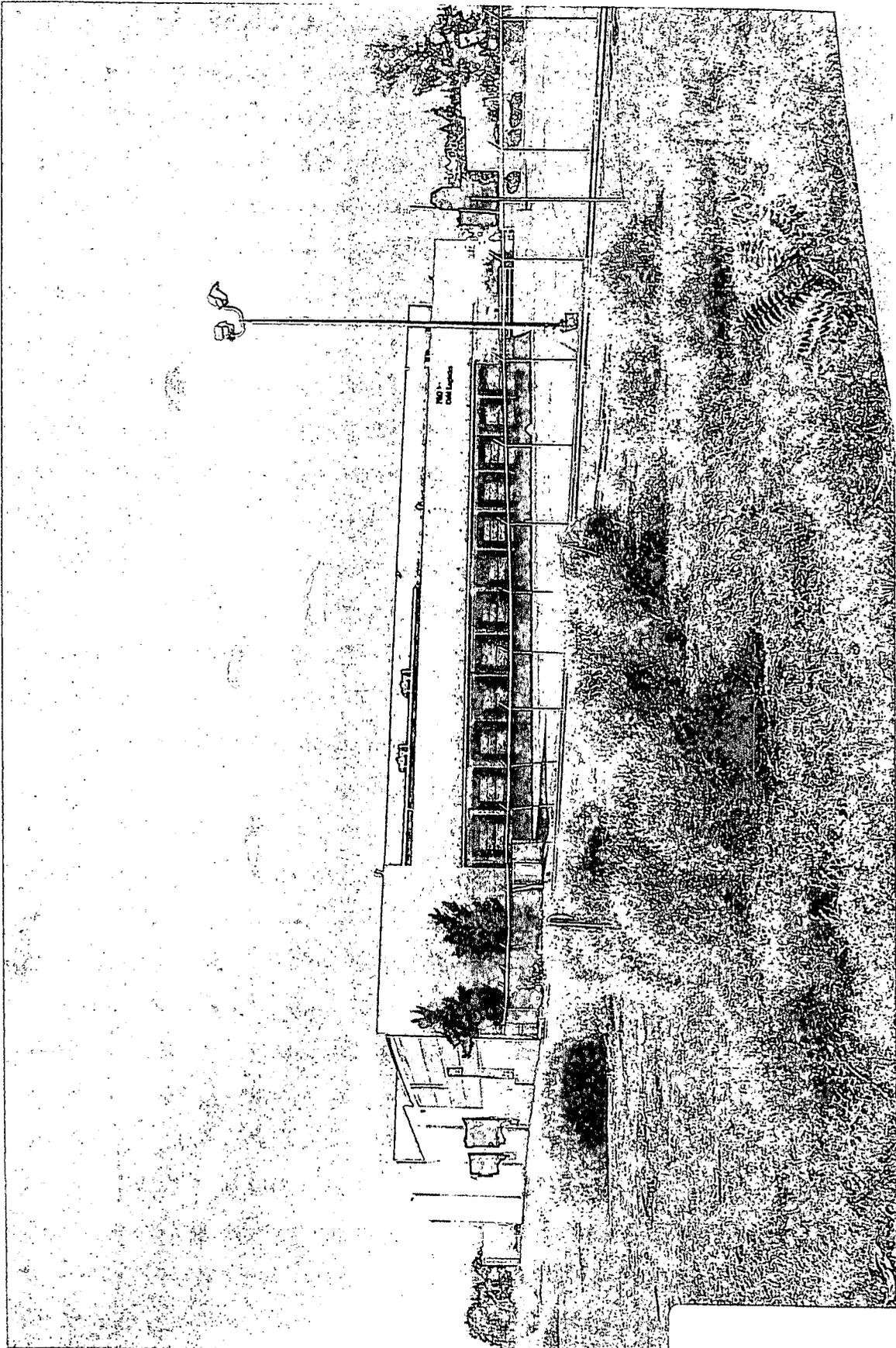


Photo #5

DRAFT

**Euclid Street Specific Plan
La Habra 2020 General Plan Consistency Analysis**

No.	Goal/Policy	Class	Pg.	Consistency
1.	The La Habra General Plan includes a number of optional elements, including Economic Development, Air Quality, Transportation and Growth Management.	G	2	<ul style="list-style-type: none"> Acknowledged
2.	All subsequent or existing plans adopted by the City, such as: specific plans, redevelopment plans, and project development plans; must, in turn, also be consistent with the General Plan.	G	2	<ul style="list-style-type: none"> Acknowledged
3.	The 6 county area covered by SCAG are divided into 51 regional statistical areas (RSA). La Habra is located in RSA A-36 which is considered to be already highly urbanized and therefore not projected to experience significant increases in population housing or employment.	G	3	<ul style="list-style-type: none">

No.	Goal/Policy	Class	Pg.	Consistency
4.	A major constraint is the unavailability of undeveloped land. However, a large amount of commercial and industrial land, within the current City limits is either not utilized to its highest economic value or under utilized. These areas could be upgraded in the future.	G	7	<ul style="list-style-type: none"> This General Plan amendment is consistent with housing goals and provides for use at higher economic value.
5.	Goals represent the ultimate ideals which the City wishes to achieve.	G	8	<ul style="list-style-type: none"> Acknowledged
6.	Policies are a recognized community position on a particular issue or subject and are established to guide decision making which will achieve the purpose of the established goals of the plan.	G	8	<ul style="list-style-type: none"> Acknowledged
7.	The Plan is divided into two documents. The POLICY GUIDE and the BACKGROUND REPORT.	G	8	<ul style="list-style-type: none"> Acknowledged
8.	The City minimum standard goal for providing local recreational facilities is 2.5 acres per 1,000 people.	G	12	<ul style="list-style-type: none"> The Euclid Street Specific Plan provides for off-site recreational facilities serving the proposed sub-division, as well as adjacent residents.

No.	Goal/Policy	Class	Pg.	Consistency
9.	Due to fiscal constraints, it will be increasing difficult to finance major capital improvements for parks or to obtain land for new parks sites due to the limited undeveloped land in the City and the increasing higher cost for this land.	G	12	<ul style="list-style-type: none"> The Euclid Street Specific Plan provides for a new neighborhood park through the redevelopment agency property transaction and the initiative of the developer in providing the park as a Specific Plan element.
10.	<p>ENVIRONMENTAL MANAGEMENT PLAN GOAL: TO PROTECT AND ENCOURAGE THE CONSERVATION OF NATURAL RESOURCES WITHIN THE CITY INCLUDING BOTH NATURAL AND MAN-MADE OPEN SPACE FOR THE WELFARE AND ENHANCEMENT OF THE QUALITY OF LIFE THROUGH RECREATIONAL OPPORTUNITIES FOR ALL RESIDENTS.</p>	G	14	<ul style="list-style-type: none"> The Euclid Street Specific Plan provides for a new neighborhood park (man-made open space) for the welfare and enhancement of the quality of life.

No.	Goal/Policy	Class	Pg.	Consistency
11.	Preserve open space wherever possible and encourage landscaping to be provided in the urban setting to create an aesthetically pleasing environment and to act as a resource for native fauna habitats.	P	14	<ul style="list-style-type: none"> The Euclid Street Specific Plan provides for new open space through the creation of a neighborhood park and landscaped urban neighborhood.
12.	Maintain, enhance, and acquire when feasible, open space resources at a ratio of 2.5 acres per 1,000 residents for active and passive recreational purposes to allow residents opportunities to enjoy physical and mental health.	P	14	<ul style="list-style-type: none"> The Euclid Street Specific Plan provides for a new neighborhood park for active and passive recreational purposes.
13.	Strive towards the development of a linear park/greenbelt buffer system which may include trails along the channels and railroad corridors throughout the City.	P	14	<ul style="list-style-type: none"> The Euclid Street Specific Plan can be an element for a future linear buffer system by others on adjacent and distant properties.

No.	Goal/Policy	Class	Pg.	Consistency
14.	Goal. TO PROVIDE AN ADEQUATE WATER SUPPLY TO MEET THE NEEDS OF THE RESIDENTS AND TO ASSURE PROPER FACILITIES EXIST TO PROPERLY DEAL WITH WASTE WATER AND ITS TREATMENT.	G	17	<ul style="list-style-type: none"> The Euclid Street Specific Plan provides for a water distribution system paid for by the developer and connecting to existing city supplies
15.	Obtain and maintain a water supply in amounts to meet both the daily needs of the residents and businesses and to provide water for fire fighting and other emergencies.	P	17	<ul style="list-style-type: none"> DNA
16.	To assure the existence of adequate facilities for wastewater treatment.	P	17	<ul style="list-style-type: none"> The Euclid Street Specific Plan includes a sewer system connecting to existing waste water treatment facilities
17.	Goal. TO CREATE AN ENERGY EFFICIENT ENVIRONMENT FOR PEOPLE WHO LIVE AND WORK IN LA HABRA.	G	18	<ul style="list-style-type: none">
18.	Effect reduced energy consumption with energy efficient design.	P	18	<ul style="list-style-type: none"> The Euclid Street Specific Plan conforms to city and state regulations.

No.	Goal/Policy	Class	Pg.	Consistency
19.	Goal. REDUCE THE AMOUNT OF SOLID WASTE GENERATED BY THE CITY SENT TO LANDFILLS BY FIFTY PERCENT BY THE YEAR 2000.	G	18	<ul style="list-style-type: none"> The Euclid Street Specific Plan homeowners will have a recycling waste container and conventional waste container in accordance with city requirements.
20.	To comply with the state mandate of AB 939 by reducing the amount of solid waste which is produced within the City by utilizing recycling methods and public education.	P	18	<ul style="list-style-type: none"> The Euclid Street Specific Plan homeowners will have a recycling waste container and conventional waste container in accordance with city requirements.
21.	The Health and Safety section incorporates three state mandated elements, specifically those of Safety, Seismic and Noise.	G	19	<ul style="list-style-type: none"> Acknowledged

No.	Goal/Policy	Class	Pg.	Consistency
22.	<p>An Emergency Operation Plan has been adopted by the City which incorporates and coordinates all the facilities and personnel of the City into an efficient organization capable of reacting in the face of any disaster, and to conduct such operations as the nature of the disaster requires, whether it be to combat a local emergency or to assist adjacent jurisdictions should they suffer an emergency.</p>		20	<ul style="list-style-type: none"> • Acknowledged
23.	<p>Goal. PROVIDE A SAFE AND HEALTHFUL ENVIRONMENT FOR THE LA HABRA COMMUNITY.</p>	G	23	<ul style="list-style-type: none"> • The Euclid Street Specific Plan provides a new gated neighborhood meeting city building standard requirements.
24.	<p>To be prepared to assist the community before, during and after a geological or other natural and/or man-made hazardous event.</p>	P	23	<ul style="list-style-type: none"> • DNA

No.	Goal/Policy	Class	Pg.	Consistency
25.	Goal. PROTECT THE PUBLIC HEALTH AND WELFARE OF THE COMMUNITY THROUGH IDENTIFICATION AND CONTROL OF HAZARDOUS CONDITIONS IN THE CITY.	G	24	<ul style="list-style-type: none"> No comment
26.	Ensure the safety of the residents of the City through proper consideration of location of earthquake faults and their relationship to development, natural flooding hazards from storm run off slope development and related problems of earth slippage and hazards from fire in brush or grasslands.	P	24	<ul style="list-style-type: none"> The Euclid Street Specific Plan has been analyzed in a comprehensive Environmental Impact Report addressing all probable hazards and providing for mitigation where appropriate
27.	Goal. MINIMIZE NOISE IMPACTS TO THE PEOPLE WHO LIVE AND WORK IN LA HABRA.	G	25	<ul style="list-style-type: none"> No comment
28.	Preserve and ensure a safe and quiet environment in residential neighborhoods.	P	25	<ul style="list-style-type: none"> Euclid Street Specific Plan homeowners will conform to city requirements

No.	Goal/Policy	Class	Pg.	Consistency
29.	Maintain land uses which are compatible with noise levels within the community through enforcement of the General Plan Land Use and Zoning Map.	P	25	<ul style="list-style-type: none"> • Land uses are properly setback from incompatible or less compatible uses; • Buildings are constructed with proper sound attenuation
30.	The City Council, in 1987 adopted an Economic Development Element of the General Plan.	G	27	<ul style="list-style-type: none"> • Acknowledged
31.	Goal. TO LINK RELATED DEVELOPMENT POLICIES AND PROGRAMS IN A SYSTEMATIC, FORMAL MANNER TO PROVIDE FOR DECISION-MAKING BY THE CITY'S POLITICAL, POLICY, AND ADMINISTRATIVE LEADERSHIP, IN ORDER TO ATTRACT AND ACQUIRE NEW RESOURCES TO ASSIST IN THE IMPLEMENTATION OF THE LA HABRA 2020 GENERAL PLAN.	G	27	<ul style="list-style-type: none"> • No comment

No.	Goal/Policy	Class	Pg.	Consistency
32.	Encourage and foster a responsive private-public partnership to meet the economic needs of La Habra residents, business, and industries.	P	27	<ul style="list-style-type: none"> The Euclid Street Specific Plan is being developed through the facilitation of the La Habra Redevelopment Agency in a public-private partnership.
33.	Define commercial form and function in a manner which will improve commercial services to the community.	P	28	<ul style="list-style-type: none"> DNA
34.	Develop plans and action to recycle underutilized commercial areas for higher economic uses (including possible land use changes) which are feasible and/or which would increase consumer disposable income potential and new commercial areas.	Pro	28	<ul style="list-style-type: none"> The Euclid Street Specific Plan recycles an under utilized commercial area to create a higher economic use
35.	Define industrial form and function in a manner which will improve and expand the City's industrial base.	P	28	<ul style="list-style-type: none"> DNA
36.	Support the development of an economy that meets the employment needs and increases the disposable income of City residents.	P	28	<ul style="list-style-type: none"> DNA

No.	Goal/Policy	Class	Pg.	Consistency
37.	The major constraint for the City of La Habra to provide new housing is the lack of vacant land available for new residential construction.	G	32	<ul style="list-style-type: none"> The Euclid Street Specific Plan and the initiative of La Habra Redevelopment Agency help make new housing available.
38.	The Housing Element provides 29 programs with objectives to provide 1,106 units which will meet the stated assessment of RHNA.	G	32	<ul style="list-style-type: none"> Approval of the Euclid Street Specific Plan increases overall available city housing stock.
39.	<p>Goal. TO PROMOTE ADEQUATE HOUSING DEVELOPED BY THE PRIVATE SECTOR TO MEET THE ECONOMIC, SOCIAL AND TRANSPORTATION NEEDS OF ALL CITIZENS; WHICH BEST UTILIZES EXISTING COMMUNITY FACILITIES AND STRUCTURE; WHICH MINIMIZES THE ENVIRONMENTAL HAZARDS AND INCOMPATIBLE LAND USES; AND WHICH ENHANCES THE QUALITY OF LIFE IN RESIDENTIAL NEIGHBORHOODS.</p>	G	33	<ul style="list-style-type: none"> Approval of the Euclid Street Specific Plan increases overall available city housing stock.

No.	Goal/Policy	Class	Pg.	Consistency
40.	It shall be a policy of the City to support State Housing policy of emphasizing "...the use of those public powers which impact on housing, including, but not limited to land use controls, development controls, and regulatory concessions and incentives".	P	33	<ul style="list-style-type: none"> Approval of the Euclid Street Specific Plan increases overall available city housing stock.
41.	It shall be the policy of the City to foster the utilization, wherever possible, of the existing and future housing stock as the most feasible source of shelter to satisfy the housing needs of all economic segments.	P	33	<ul style="list-style-type: none"> DNA
42.	It shall be a policy of the City to continue to implement an integrated strategy for the development of new housing, commercial activities, provisions of public facilities and creation of employment opportunities.	P	33	<ul style="list-style-type: none"> The Euclid Street Specific Plan is an element of the integrated strategy for new housing.

No.	Goal/Policy	Class	Pg.	Consistency
43.	It shall be the policy of the City to facilitate the efforts of the private sector in the production of new housing.	P	33	<ul style="list-style-type: none"> The Euclid Street Specific Plan is an element of the integrated strategy for new housing.
44.	It shall be a policy of the City to emphasize the production of sales housing for prospective owner-occupants.	P	33	<ul style="list-style-type: none"> The Euclid Street Specific Plan is an element of the integrated strategy for new housing.
45.	It shall be the policy of the City to promote a variety of housing types at scales, values and locations carefully selected to provide housing opportunities for all economic segments of the population, while emphasizing the protection and conservation of existing single family neighborhoods.	P	34	<ul style="list-style-type: none"> The Euclid Street Specific Plan is an element of the integrated strategy for new housing.
46.	It shall be a policy of the City to achieve to the maximum extent feasible, the production of new housing in sufficient quantity to meet both market-rate and non-market rate housing needs of the community.	P	34	<ul style="list-style-type: none"> The Euclid Street Specific Plan is an element of the integrated strategy for new housing.

No.	Goal/Policy	Class	Pg.	Consistency
47.	<p>It shall be a policy of the City to implement, through the Housing Element and Land Use component, a comprehensive set of strategies to produce job/housing balance. High value executive type housing shall be encouraged for the management and professional personnel of businesses locating or expanding in the City as well as new starter family and elderly housing.</p>	P	34	<ul style="list-style-type: none"> • The Euclid Street Specific Plan is an element of the integrated strategy for new housing; • Euclid Street Specific Plan provides for higher value executive-type housing.
48.	<p>Goal. TO MAINTAIN AND CONSERVE THE EXISTING HOUSING IN THE COMMUNITY IN A DECENT, SAFE AND SANITARY CONDITION IN EACH NEIGHBORHOOD; PROTECT THE QUALITY OF LIFE IN EACH NEIGHBORHOOD FROM ENCROACHMENT OF OTHER USES OR ENVIRONMENTAL HAZARDS; AND MAINTAIN THE PUBLIC FACILITIES AND SERVICES.</p>	G	34	<ul style="list-style-type: none"> • No comment.

No.	Goal/Policy	Class	Pg.	Consistency
49.	It shall be a policy of the City to protect and maintain the City's existing residential character by fostering improvement of homes and neighborhoods by maintenance, rehabilitation and replacement actions.	P	34	<ul style="list-style-type: none"> • DNA
50.	It shall be a policy of the City to support and foster the involvement of citizen's groups or organization to provide input from interested individuals to voice the problems and needs of the community.	P	34	<ul style="list-style-type: none"> • The Euclid Street approvals include public participation.
51.	It shall be a policy of the City to eliminate where feasible, the incompatible mixture of residential and non-residential land uses through selective rezoning and redevelopment.	P	35	<ul style="list-style-type: none"> • The Euclid Street Specific Plan provides for selective rezoning and redevelopment

No.	Goal/Policy	Class	Pg.	Consistency
52.	It shall be a policy of the City to promote the adequate provisions of governmental services to County islands by intergovernmental coordination, home rehabilitation for owner-occupants and owner-investors, and annexation.	P	35	<ul style="list-style-type: none"> • DNA
53.	It shall be a policy of the City to eliminate where feasible, the incompatible mixture of residential and non-residential land uses through selective rezoning and redevelopment.	P	35	<ul style="list-style-type: none"> •
54.	It shall be a policy of the City to promote the adequate provisions of governmental services to County islands by intergovernmental coordination, home rehabilitation for owner-occupants and owner-investors, and annexation.	P	35	<ul style="list-style-type: none"> • DNA

No.	Goal/Policy	Class	Pg.	Consistency
55.	It shall be a policy of the City to continue to emphasize the use of residential maintenance and rehabilitation programs in the Neighborhood Housing Strategy Area, and other designated residential rehabilitation areas.	P	35	<ul style="list-style-type: none"> • DNA
56.	It shall be a policy of the City to pursue appropriate rehabilitation programs for sub-standard dwelling units and participate in appropriate Federal and State grant programs in order to stimulate rehabilitation and preserve the desirable residential character of the community.	P	35	<ul style="list-style-type: none"> • DNA
57.	It shall be the policy of the City to provide for or cause the provision for, the development of schools, parks, streets, sewers, storm drains, utilities, etc., and other public facilities to support the conservation and maintenance of the housing stock.	P	35	<ul style="list-style-type: none"> • The Euclid Street Specific Plan provides for new infrastructure, including a new public park as well as for the payment of fees to support conservation and maintenance of existing infrastructure.

No.	Goal/Policy	Class	Pg.	Consistency
58.	It shall be the policy of the City to maintain a long term capital improvement program as funding permits, which identifies specific areas throughout the City and schedules projects that would directly support the conservation and maintenance of the housing stock throughout the City.	P	35	<ul style="list-style-type: none"> • No comment
59.	It shall be a policy of the City to attain a situation where the residents of La Habra live in housing that is in standard condition.	P	36	<ul style="list-style-type: none"> • No comment
60.	It shall be a policy of the City to administer and maintain necessary regulations and enforcement procedures previously established to ensure the proper maintenance of all residential dwelling units.	P	36	<ul style="list-style-type: none"> • Euclid Street Specific Plan conditions and CC&Rs provide mandates for maintenance of private housing, common areas, and certain public facilities.

No.	Goal/Policy	Class	Pg.	Consistency
61.	It shall be the policy of the City to encourage housing providers to use elements of land use and structural design which add to the safety and security of residential environments during residential recycling and/or conservation.	P	36	<ul style="list-style-type: none"> Euclid Street Specific Plan homes and neighborhoods conform to published building codes, as well as fire department and police departments.
62.	Goal. TO ACHIEVE ADEQUATE HOUSING OPPORTUNITIES FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY REGARDLESS OF RACE, CREED, AGE, SEX, ETHNIC BACKGROUND, PHYSICAL CONDITION OR FAMILY STATUS.	G	36	<ul style="list-style-type: none"> Euclid Street Specific Plan homes will be offered for sale to all qualified buyers regardless of race, creed, age, or other unrelated matters.
63.	It shall be the policy of the City to support equal opportunity throughout the La Habra housing market area for all residents regardless of race, creed, national origin or ethnic group affiliation to obtain decent housing and suitable living environments within the City.	P	36	<ul style="list-style-type: none"> Euclid Street Specific Plan homes will be offered for sale to all qualified buyers regardless of race, creed, age, or other unrelated matters.

No.	Goal/Policy	Class	Pg.	Consistency
64.	It shall be a policy of the City to achieve access to housing regardless of face, religion, ethnicity, sex and age by assisting efforts of non-profit organizations to combat housing discrimination.	P	36	<ul style="list-style-type: none"> • Euclid Street Specific Plan homes will be offered for sale to all qualified buyers regardless of race, creed, age, or other unrelated matters.
65.	It shall be the policy of the City to maximize the opportunities when feasible to support and participate in programs sponsored by other levels of government which would assist households in need of monetary housing assistance, financing or housing rehabilitation funds.	P	37	<ul style="list-style-type: none"> • DNA
66.	It shall be the policy of the City to recognize the importance and the need to temporarily house the homeless, and others in crisis situations.	P	37	<ul style="list-style-type: none"> • DNA

No.	Goal/Policy	Class	Pg.	Consistency
67.	It shall be the policy of the City to regard the conversion of apartments-to-condominiums as a positive contribution to the housing situation, provided that home ownership opportunities are made available to moderate-income households, tenant displacement problems are mitigated, and a desirable level of apartment or rental units are retained in the housing stock.	P	37	<ul style="list-style-type: none"> • DNA
68.	It shall be the policy of the City to continue to seek additional resources to meet the needs of lower income households, special need households and the homeless, that are spending more than they can afford on shelter.	P	37	<ul style="list-style-type: none"> • DNA
69.	It shall be the policy of the City to continue the City's active role in seeking and obtaining a wide variety of rehabilitation financing devices to meet diverse needs.	P	37	<ul style="list-style-type: none"> • DNA

No.	Goal/Policy	Class	Pg.	Consistency
70.	It shall be the policy of the City to promote day care services to assist the female head of household, single head of household, and the low-moderate income families special needs for day care in order to be employed to support housing costs.	P	37	<ul style="list-style-type: none"> • DNA
71.	The City will continue to support and operate the Child Development Care programs. The City will also continue to operate and expand the Headstart Program.	Pro	38	<ul style="list-style-type: none"> • DNA
72.	It shall be a policy of the City to recognize the special needs of certain segments and the community including the elderly, handicapped, large families, and low and moderate income families; and to make provisions for housing which facilitates these special needs.	P	38	<ul style="list-style-type: none"> • DNA

No.	Goal/Policy	Class	Pg.	Consistency
73.	Recognizing that affordable housing can be obtained with adequate household income, it shall be a policy of the City to promote job training/retraining for residents to increase employment opportunities which support housing costs.	P	38	<ul style="list-style-type: none"> • DNA
74.	Land use policies call for the preparation and implementation of specific plans for certain areas of the City.	G	39	<ul style="list-style-type: none"> • Euclid Street Specific Plan is consistent with the land use policy goal.
75.	Beta One is 23 acres of industrial land at the southeast corner of Euclid Street and Second Street.	G	41	<ul style="list-style-type: none"> • Acknowledged.

No.	Goal/Policy	Class	Pg.	Consistency
76.	<p>The General Plan provides for 15 land use categories. Five categories are established for residential development from rural to multiple family development. Five commercial categories and one for industrial development and a public facilities category. Two transitional categories which allow flexibility to land uses, one for residential-commercial, one for commercial-industrial. Open space is a land use category as established by the General Plan.</p>	G	42	<ul style="list-style-type: none"> Acknowledged.
77.	<p>For residential usage, the term "density", is a measure of the population or development capacity of the land.</p>	G	42	<ul style="list-style-type: none"> Acknowledged.
78.	<p>Medium Density, 9 to 14 families/units per acre. Developments in this category are typically small lot single family subdivisions, duplexes and lower intensity multiple family complexes.</p>	G	44	<ul style="list-style-type: none"> Acknowledged.

No.	Goal/Policy	Class	Pg.	Consistency
79.	<p>Goal. MAINTAIN, ENHANCE AND DEVELOP THE URBAN RESIDENTIAL ENVIRONMENT WITH APPROPRIATE TYPES AND DISTRIBUTION OF LAND USES WHICH BALANCE AND MAINTAIN A HIGH QUALITY OF LIFE FOR ALL OF ALL ITS RESIDENTS.</p>	G	46	<ul style="list-style-type: none"> • Acknowledged.
80.	<p>Encourage and assist in providing a mix of housing opportunities in well maintained and preserved neighborhoods.</p>	P	46	<ul style="list-style-type: none"> • Euclid Street Specific Plan is consistent with this policy by adding to the mix of available housing opportunities.
81.	<p>Encourage the intensification of commercial and industrial uses in a manner which will provide for improved commercial services to the community, maximum revenue generation and better balance of jobs to housing.</p>	P	46	<ul style="list-style-type: none"> • DNA
82.	<p>Encourage industrial uses which provide jobs and revenue to the City without compromising environmental quality.</p>	P	46	<ul style="list-style-type: none"> • DNA

No.	Goal/Policy	Class	Pg.	Consistency
83.	Encourage the development of unified, mixed use developments in the City's industrial districts.	P	46	<ul style="list-style-type: none"> • Euclid Street Specific Plan is in a mixed use area, but provides adequate separations and environmental mitigations.
84.	Maintain and encourage the development of land uses which are compatible with other adjacent land uses.	P	47	<ul style="list-style-type: none"> • Euclid Street Specific Plan is compatible with adjacent uses through proper separations and environmental mitigations.
85.	Assure that industry and residences, where located in close proximity, will be compatible neighbors through adoption and administration of land use, zoning and community health standards.	Pro	47	<ul style="list-style-type: none"> • Euclid Street Specific Plan is compatible with adjacent uses through proper separations and environmental mitigations.
86.	Maintain and enhance the role and function of public facilities to health, welfare and personal development of citizens of the City.	P	47	<ul style="list-style-type: none"> • DNA

No.	Goal/Policy	Class	Pg.	Consistency
87.	<p>Goal. TO PROVIDE BALANCED CIRCULATION SYSTEMS COORDINATED WITH LAND USES TO ENSURE THE SAFE, EFFICIENT, AND ENVIRONMENTALLY SOUND MOVEMENT OF PEOPLE AND GOODS FREELY IN THE COMMUNITY.</p>	G	51	<ul style="list-style-type: none"> Euclid Street Specific Plan is being developed only after the completion of environmental impact studies and proper traffic analysis.
88.	<p>To maintain and improve, where needed, the City's street system to provide a reliable and uncongested transportation system for the citizens of La Habra.</p>	P	51	<ul style="list-style-type: none"> Euclid Street Specific Plan is being developed only after the completion of environmental impact studies and proper traffic analysis.
89.	<p>Goal. TO PROMOTE AIR QUALITY THAT IS COMPATIBLE WITH THE HEALTH, WELL BEING, AND ENJOYMENT OF LIFE FOR ALL THE RESIDENTS OF LA HABRA.</p>	G	53	<ul style="list-style-type: none"> Euclid Street Specific Plan has been analyzed in accordance with published standards of the South Coast Air Quality Management District.
90.	<p>Encourage changes in travel behavior to reduce vehicle emissions including reducing the number of home to work trips and the use of single occupant vehicles.</p>	P	53	<ul style="list-style-type: none"> DNA

No.	Goal/Policy	Class	Pg.	Consistency
91.	Increase citizens awareness and participation efforts to reduce air pollution.	P	53	<ul style="list-style-type: none"> • DNA
92.	Improve air quality by maximizing energy efficiency through land and transportation planning and use of renewable resources.	P	53	<ul style="list-style-type: none"> • Air Quality measures have been analyzed and appropriate mitigation imposed.
93.	Goal. SUPPORT REGIONAL TRANSPORTATION AND GROWTH MANAGEMENT PLANS TO CONSERVE ENERGY AND IMPROVE AIR QUALITY AS APPROPRIATE AND BENEFICIAL TO THE PUBLIC WELFARE OF THE CITY AND ADJACENT COMMUNITIES.	G	54	<ul style="list-style-type: none"> • No comment.
94.	To cooperate and participate with regional, county and surrounding cities efforts to develop an efficient regional transportation system.	P	54	<ul style="list-style-type: none"> • DNA
95.	Foster a better balance of jobs and housing and attempt to reduce the length of commuter trips through careful planning.	P	54	<ul style="list-style-type: none"> • Euclid Street Specific Plan is consistent with the City's housing creation goals.

No.	Goal/Policy	Class	Pg.	Consistency
96.	Encourage and provide accessibility to everyone including the elderly, handicapped and transit dependent.	P	54	<ul style="list-style-type: none"> DNA
97.	To establish traffic performance standards for new development to ensure that current levels of service are maintained or improved.	P	54	<ul style="list-style-type: none"> Euclid Street Specific Plan conforms with the City's traffic standards.
98.	Goal. PROMOTE CONVENIENT AND EFFECTIVE ALTERNATIVES TO SINGLE OCCUPANT VEHICLES TO REDUCE TRAFFIC CONGESTION, CONSERVE ENERGY, AND CONTRIBUTE TO CLEAN AIR.	G	55	<ul style="list-style-type: none"> No comment.
99.	To increase participation in transportation demand management (TDM) programs both in public and private sector.	P	55	<ul style="list-style-type: none"> DNA

No.	Goal/Policy	Class	Pg.	Consistency
100.	<p>Goal. TO SUPPORT A LOCAL ARTERIAL HIGHWAY NETWORK WHICH COMPLEMENTS THE COUNTY WIDE ROADWAY COMPONENT TO ACHIEVE A BALANCED TRANSPORTATION SYSTEM.</p>	G	56	<ul style="list-style-type: none"> No comment.
101.	<p>To implement and maintain a circulation system that is consistent with the County Master Plan of Arterial Highways.</p>	P	56	<ul style="list-style-type: none"> DNA
102.	<p>To plan, develop and implement and implement a circulation system that guides development and reflects the local needs of the circulation system.</p>	P	56	<ul style="list-style-type: none"> Euclid Street Specific Plan is consistent with street classification network and capacity standards.
103.	<p>To develop a circulation system which facilitates and complements transportation system management programs.</p>	P	56	<ul style="list-style-type: none"> DNA
104.	<p>Hold for Additional.</p>			<ul style="list-style-type: none">

No.	Goal/Policy	Class	Pg.	Consistency
105.	Hold for Additional.			•
106.	Hold for Additional.			•

CALIFORNIA CODES
GOVERNMENT CODE
SECTION 65450-65457

65450. After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.

65451. (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

65452. The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

65453. (a) A specific plan shall be prepared, adopted, and amended in the same manner as a general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

(b) A specific plan may be repealed in the same manner as it is required to be amended.

65454. No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.

65455. No local public works project may be approved, no tentative

map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.

65456. (a) The legislative body, after adopting a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan.

The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the costs of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.

(b) Notwithstanding Section 66016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.

(c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies, and shall be made available to the general public as follows:

(1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.

(2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of copying, the clerk shall furnish the requested copy to the person making the request.

(d) A city or county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.

65457. (a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact

report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

(b) An action or proceeding alleging that a public agency has approved a project pursuant to a specific plan without having previously certified a supplemental environmental impact report for the specific plan, where required by subdivision (a), shall be commenced within 30 days of the public agency's decision to carry out or approve the project.

(c) This section does not supersede but provides an alternative procedure to Section 21080.7 of the Public Resources Code.

**Euclid Street Specific Plan
Code Compliance Analysis (DRAFT)
California Government Code, Section 65450-65457
March 20, 2007**

Code No.	Code Clause	Compliance
65450	After the legislative body has adopted a general plan, the planning agency may, or if so directed by the legislative body, shall, prepare specific plans for the systematic implementation of the general plan for all or part of the area covered by the general plan.	<ul style="list-style-type: none"> • The Euclid Street Specific Plan (ESSP) helps provide for systematic implementation of the General Plan for a specific geographic area of the City covered by the General Plan.
65451	<p>(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:</p> <p>(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.</p> <p>(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.</p> <p>(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.</p> <p>(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).</p> <p>(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.</p>	<ul style="list-style-type: none"> • (a) The ESSP text and accompanying exhibits address the mandated requirements and provide regulatory details. <ul style="list-style-type: none"> (1) The distribution of permissible residential land uses is covered by the Tentative Tract Map and Site Plan. (2) The Plan contains an infrastructure plan to describe the applicant's responsibilities for provision of sewer, water, and other essential facilities. • (3) The land use and urban design plans provide regulatory criteria for how the development will proceed. • (4) All sidewalks, curbs, gutters, pavements, sanitary sewer lines, water mains, culvert and drainage structures, street signs, street lighting, parkway tree planting and other required improvements in a subdivision shall be installed at the cost of the subdivider and shall conform to grades and specifications established or approved by the city engineer. (Ord. 939 (part), 1976). • (b) The ESSP Introduction 1.0 discusses the relationship of the ESSP to the General Plan.

**Euclid Street Specific Plan
Code Compliance Analysis (DRAFT)
California Government Code, Section 65450-65457
March 20, 2007**

Code No.	Code Clause	Compliance
65452	The specific plan may address any other objects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.	<ul style="list-style-type: none"> • The ESSP also addresses related public policies concerning water quality management and public services, for instance.
65453	<p>(a) A specific plan shall be prepared, adopted, and amended in the same manner as the general plan, except that a specific plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.</p> <p>(b) A specific plan may be repealed in the same manner as it is required to be amended.</p>	<ul style="list-style-type: none"> • (a) Whenever the public necessity, convenience, general welfare or good zoning practice justify such action, the City Council or the Planning Commission upon its own motion may, or upon the verified application of any interested person shall, initiate proceedings to amend, supplement or change the zones, regulations or districts established by this title. • (b) With the exception of amendments changing property from one zone to another, or changing the boundary of any zone, amendments may be made in the same manner as the zoning ordinance from which this title derives was adopted. (Prior codes 10-37).
65454	No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan.	<ul style="list-style-type: none"> • The Applicant has provided an analysis under separate cover to demonstrate that the ESSP is consistent with the General Plan.
65455	No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.	<ul style="list-style-type: none"> • The necessary public works to be implemented by the Developer and the Tentative Tract Map will be constructed consistent with the ESSP.

**Euclid Street Specific Plan
Code Compliance Analysis (DRAFT)
California Government Code, Section 65450-65457
March 20, 2007**

Code No.	Code Clause	Compliance
65456	<p>(a) The legislative body, after adopted a specific plan, may impose a specific plan fee upon persons seeking governmental approvals which are required to be consistent with the specific plan.</p> <p>The fees shall be established so that, in the aggregate, they defray but as estimated do not exceed, the cost of preparation, adoption, and administration of the specific plan, including costs incurred pursuant to Division 13 (commencing with Section 21000) of the Public Resources Code. As nearly as can be estimated, the fee charged shall be a prorated amount in accordance with the applicant's relative benefit derived from the specific plan. It is the intent of the Legislature in providing for such fees to charge persons who benefit from specific plans for the cost of developing those specific plans which result in savings to them by reducing the cost of documenting environmental consequences and advocating changed land uses which may be authorized pursuant to the specific plan.</p> <p>(b) Notwithstanding Section 66016, a city or county may require a person who requests adoption, amendment, or repeal of a specific plan to deposit with the planning agency an amount equal to the estimated cost of preparing the plan, amendment, or repeal prior to its preparation by the planning agency.</p> <p>(c) Copies of the documents adopting or amending the specific plan, including the diagrams and text, shall be made available to local agencies, and shall be made available to the general public as follows:</p> <p>(1) Within one working day following the date of adoption, the clerk of the legislative body shall make the documents adopting or amending the plan, including the diagrams and text, available to the public for inspection.</p> <p>(2) Within two working days after receipt of a request for a copy of the documents adopting or amending the plan, including the diagrams and text, accompanied by payment for the reasonable cost of the copying, the clerk shall furnish the requested copy to the person making the request.</p>	<ul style="list-style-type: none"> • (a) The Applicant is paying all necessary public processing fees. • (b) The Applicant is paying necessary processing fees and has drafted the ESSP at its expense pursuant to City staffing instructions. • (c) The Applicant will meet all City requirements. • (c1) The Adopted plan will be printed at Applicant's expense and made available in the City Clerk's office for inspection. • (c2) The Applicant will cooperate with the City Clerk to meet this mandate.

**Euclid Street Specific Plan
Code Compliance Analysis (DRAFT)
California Government Code, Section 65450-65457
March 20, 2007**

Code No.	Code Clause	Compliance
65457	<p>(d) A city of county may charge a fee for a copy of a specific plan or amendments to a specific plan in an amount that is reasonably related to the cost of providing that document.</p> <p>(e) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commenting with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.</p> <p>(f) An action or proceeding alleging that a public agency has approved a project pursuant to a specific plan without having previously certified a supplemental environmental impact report for the specific plan, where required by subdivision (a), shall be commenced within 30 days of the public agency's decision to carry out or approve the project.</p> <p>(g) This section does not supersede but provided an alternative procedure to Section 21080.7 of the Public Resources Code.</p>	<ul style="list-style-type: none"> • (d) The City has established fees for this process. • (a) The applicant has assisted the City in preparation of an Draft Environmental Impact Report for consideration and eventual certification prior to adoption • (b) Does not apply. • (c) Does not apply.

EXHIBIT 41

**CITY APPROVED STORM DRAIN
IMPROVEMENT PLANS**

TO BE SUBMITTED

EXHIBIT 42

**FINAL CITY APPROVED WATER SYSTEM
IMPROVEMENT PLANS**

TO BE SUBMITTED

EXHIBIT 43

**FINAL CITY APPROVED SEWER
IMPROVEMENT PLANS**

TO BE SUBMITTED