

Voit Specific Plan

**1281 Lambert Road
La Habra, California**

Lead Agency:

**City of La Habra
Department of Community Development
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**BY
CITY OF LA HABRA
CITY COUNCIL**

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CONDITIONS IMPOSED

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1.0 Introduction

**City of La Habra
Voit Specific Plan - 1281 West Lambert Road**

1.1 Scope and Organization

The *Voit Specific Plan* is applicable to the property located at 1281 West Lambert Road and provides for a quality residential infill development. The area governed by the *Voit Specific Plan* applies to a vacant parcel (the planning area) located to the southwest of a larger parcel where the Olsen Company intends to construct 111 single-family units. The *Voit Specific Plan* consists of the following elements:

- **Section 1.0. Introduction.** This section establishes the procedural and legislative context for the *Voit Specific Plan*. This section also includes an overview of the planning area's location and its environmental setting.
- **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 *Voit Specific Plan*.
- **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 *Voit Specific Plan's* implementation.
- **Section 4.0. Infrastructure Plan.** This section of the *Voit Specific Plan* describes the circulation, parking, and infrastructure required to serve the potential future development envisioned under the *Voit Specific Plan's* Implementation.
- **Section 5.0 Implementation Program.** The Implementation Program details the actions that will be required to implement, enforce, and amend the *Voit Specific Plan*.

The City of La Habra initiated an environmental review of the *Voit Specific Plan* and the assessment examined the potential impacts associated with the Plan's implementation. The environmental analysis consisted of an Initial Study and the Mitigated Negative Declaration that is provided under a separate cover. The Land Use Plan, Urban Design Plan, and the Infrastructure Plan included herein provide specific guidance concerning future development within the planning area. The objectives the City intends to achieve with the

implementation of the *Voit Specific Plan* includes the following:

- The timely redevelopment and reuse of the property subject to the Specific Plan;
- To ensure that the development permitted under this Specific Plan is consistent with the existing and future development located adjacent to the planning area;
- To promote new development that will benefit the City; and
- To eliminate or reduce the adverse environmental effects associated with future development within the planning area.

1.2 Relationship to the City of La Habra General Plan

The *Voit Specific Plan* will guide future land use and development within the planning area. Any future General Plan update or Zoning Ordinance revision must be consistent with the adopted land use policy described herein (within the *Voit Specific Plan*) unless the plan is first amended to reflect any change (refer to Section 5.4 that outlines amendment procedures).

The City of La Habra General Plan promotes the use of specific plans as a means to facilitate a comprehensive planned development process for key areas of the City. The use of specific plans is designed to provide both the City and property owners flexible development standards. 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 *Voit Specific Plan* is designed to serve as a "bridge" between the City's General Plan and more specific development proposals that might occur within the planning area.

1.3 Authority of Specific Plan

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

The regulations contained herein take precedence over the zoning regulations contained in Title 18 of the City of La Habra Municipal Code. Following the adoption of the *Voit Specific Plan* by the City Council, all subsequent development within the planning area must be consistent with the Specific Plan's regulations and standards. Where a particular standard is not addressed in this Specific Plan, the regulations of Title 18 shall apply.

The *Voit Specific Plan* defines land use regulations, development standards, and architectural guidelines to allow for the construction of up to three single-family homes.

1.4 Location and Setting of the Planning Area

The area subject to the *Voit Specific Plan* is located within the City of La Habra in the northern portion of Orange County. The planning area is located just west of the northwest corner of Lambert Road and Idaho Street at 1281 West Lambert Road. The planning area is bounded by Lambert Road on the south, by the Monte Vista Channel on the west, and on the north and east by an area subject to the *Idaho/Lambert Specific Plan* that permits the development of 111 single-family homes. The surrounding uses consist largely of residential development. The Planning Area's location in the City is shown in Exhibit 1-1. A vicinity map is provided in Exhibit 1-2.

Access to the proposed residential development will be provided by new private street that also connects with an internal roadway planned for in the *Idaho/Lambert Specific Plan*.

The Friendly Hills Imaging Center formerly occupied the site that comprises the planning area. The site is now vacant with the previous medical office building and site improvements having been demolished. The remainder of the site consists of a landscaped planter along the Lambert Road frontage.

Existing access to the site is provided by driveway connections with Lambert Road.

Lambert Road is a four-lane east-west trending arterial. The nearest signalized intersection is located at Lambert Road and Idaho Street. The nearest freeway is the Orange Freeway (State Route 57) located approximately five miles east of the planning area. Other major roadways in the area include Beach Boulevard (State Highway 39) and Imperial Highway (State Highway 90) less than a mile from the planning area.

The planning area is located in the midst of a diverse neighborhood consisting of medium-density and high-density residential development (including a mobile home park), professional office and light manufacturing uses, and a public park (Vista Grande Park). North and east of the planning area is an 18.6-acre vacant site formerly occupied by Friendly Hills Medical Center. The *Idaho/Lambert Specific Plan* is applicable to this 18.6-acre site and permits the construction of up to 111 single-family homes. On the opposite side of Lambert Road to the south and southwest, are apartments. A fire sprinkler manufacturing business is located adjacent to the planning area, on the west side. Further west, beyond the fire sprinkler business and the storm drain, is a multi-family development.

The Orange County Transportation Authority (OCTA) operates a bus route (Route 20) that extends along Idaho Street. The nearest stop to the planning area is located approximately 1/2 mile south of the Lambert Road/Idaho Street intersection.

1.5 Goals and Objectives of this Specific Plan

This *Voit Specific Plan* defines land use regulations, development standards, and architectural guidelines for the future development permitted within the planning area. The *Voit Specific Plan* is a regulatory tool that the City of La Habra, property owners, and the development community will refer to. The *Voit Specific Plan* replaces standard zoning regulations applicable to the planning area and amends the City of La Habra General Plan. The goals and objectives established for the planning area through this *Voit Specific Plan* include the following:

- To provide a comprehensive land use plan based on planning principals that designate

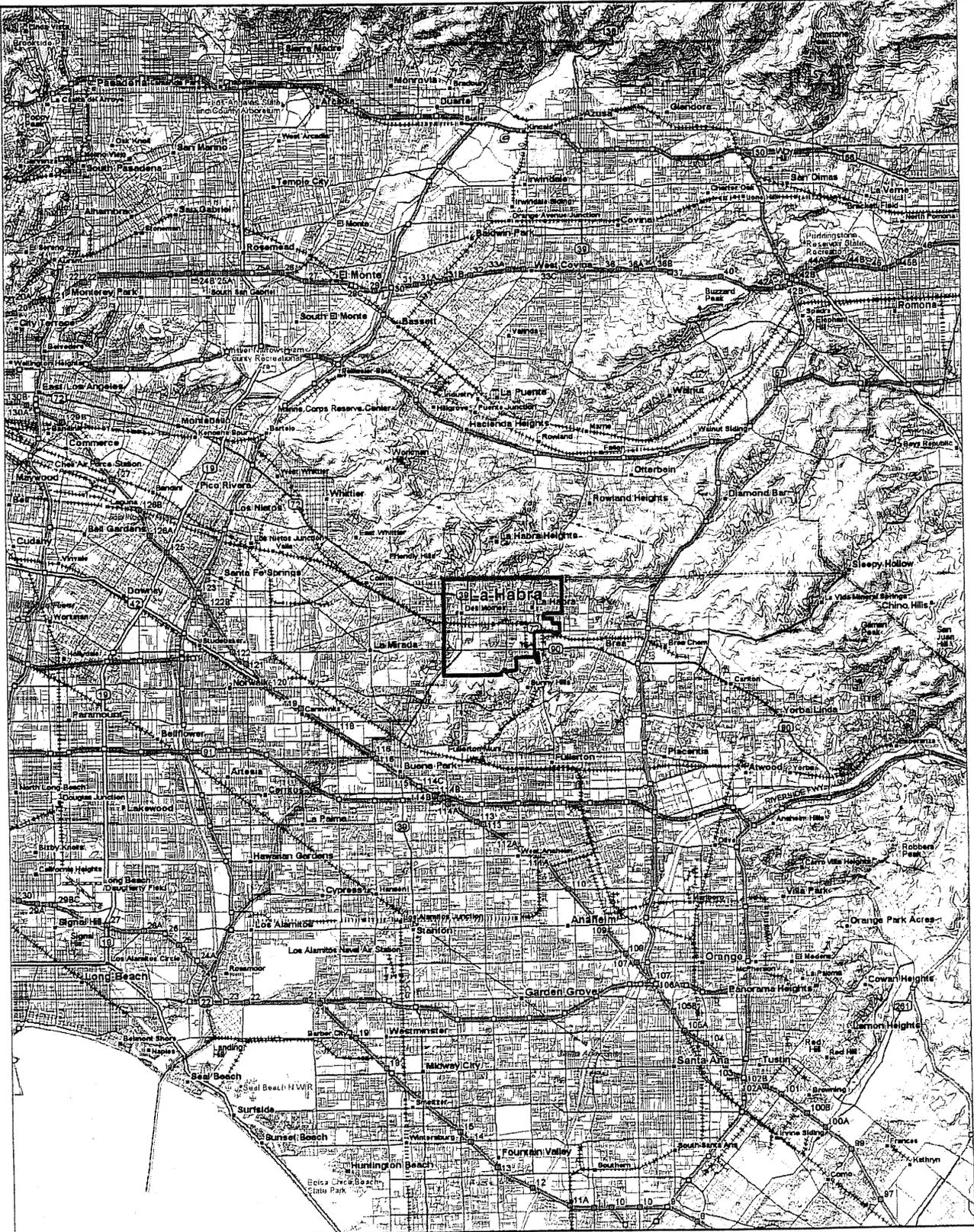
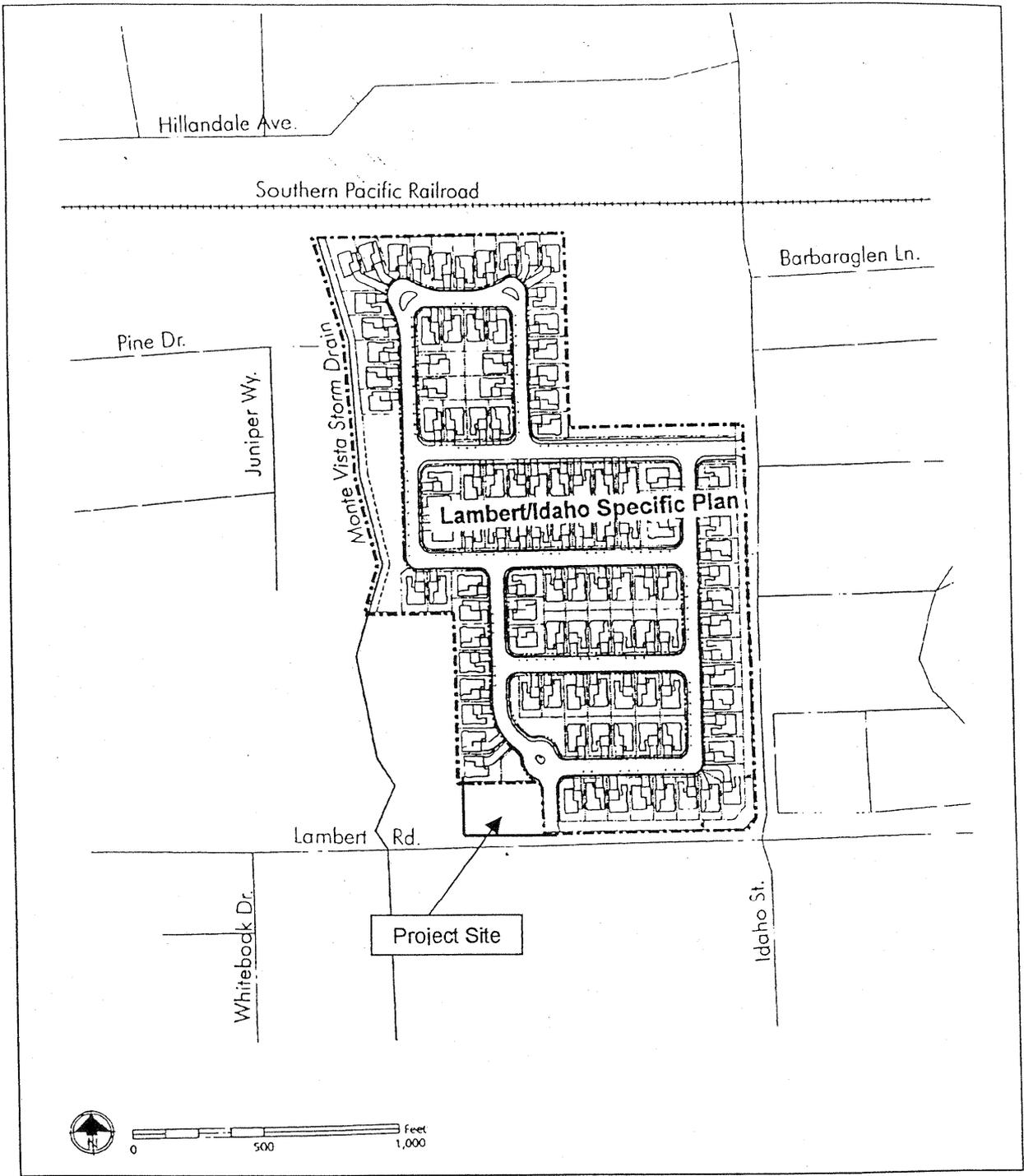


Exhibit 1-1
Regional Location Map

Source: Blodgett/Baylosis Associates, Inc.



Lambert/Idaho Specific Plan

Project Site

**Exhibit 1-2
Vicinity Map**

development community will refer to. The *Voit Specific Plan* replaces standard zoning regulations applicable to the planning area and amends the City of La Habra General Plan. The goals and objectives established for the planning area through this *Voit Specific Plan* include the following:

- To 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;
 - To establish design guidelines, development regulations, and other procedures to guide future development and to provide appropriate architectural themes for future development permitted under the *Voit Specific Plan*;
 - To ensure that the existing and future neighborhood character is maintained;
- To provide adequate public infrastructure improvements required to support the land use envisioned under the *Voit Specific Plan*;
 - To provide for the long-term maintenance of all improvements by a Homeowners' Association and/or through Covenants, Codes, and Restrictions (CC&Rs); and
 - To identify strategies that will implement the planning concepts outlined in the *Voit Specific Plan*.

2.0 Land Use Plan

**City of La Habra
Voit Specific Plan - 1281 West Lambert Road**

2.1 Introduction to Land Use Plan

This section of the *Voit Specific Plan* establishes land use and development standards for the planning area. The objective of the *Voit Specific 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 future infill development for residential development. These standards indicate the uses permitted for the residential development. These standards indicate the density of development, the maximum building height, the floor area standards, parking requirements, and other special development standards and/or requirements are defined.

The following subsections define land use regulations, development standards, and design criteria for the permitted land use. These regulations, standards, and design criteria will assist property owners, developers, and the City of La Habra in overseeing the physical development of the planning area.

2.2 Development Standards

Permitted Uses

The *Voit Specific Plan* permits up to three (3) single-family detached residential units to be constructed within the area subject to the Specific Plan.

Residential-Development Standards

This section outlines the development standards that would be applicable to any future residential development within the planning area governed by the *Voit Specific Plan* (refer to Exhibit 2-1).

Building Height. The maximum height of the single-family residential units may not exceed twenty-eight (28) feet or exceed two (2) stories.

Minimum Dwelling Unit Size. The minimum size floor area of each individual dwelling unit shall be 2,500 square feet.

Setbacks and Yard Areas. The front yard setback must be a minimum of twenty (20) feet to the garage and ten (10) feet to the living area (excluding the garage). The side yard setback must be a minimum of five (5) feet, and the rear

yard setback must be a minimum of twelve (12) feet.

Development Intensity. The maximum intensity of development permitted within the planning area shall be three (3) units. The minimum lot area for an individual unit shall be 4,100 square feet. The minimum net area per lot is 5,500 square feet.

Lot Coverage. The maximum lot coverage shall be 50%.

Landscaping. All front yards and other yard areas shall be landscaped. The minimum useable yard area shall be 1,000 square feet.

Impervious Coverage. Maximum front yard impervious area is limited to 10%.

Parking Requirements

The following parking requirements are applicable to the residential development scenario.

Parking Required. A minimum of two (2) off-street parking spaces shall be provided in an enclosed garage for each single-family home. Tandem parking within the enclosed garages is permitted but only one (1) of the stalls will be counted towards the two (2) car requirement.

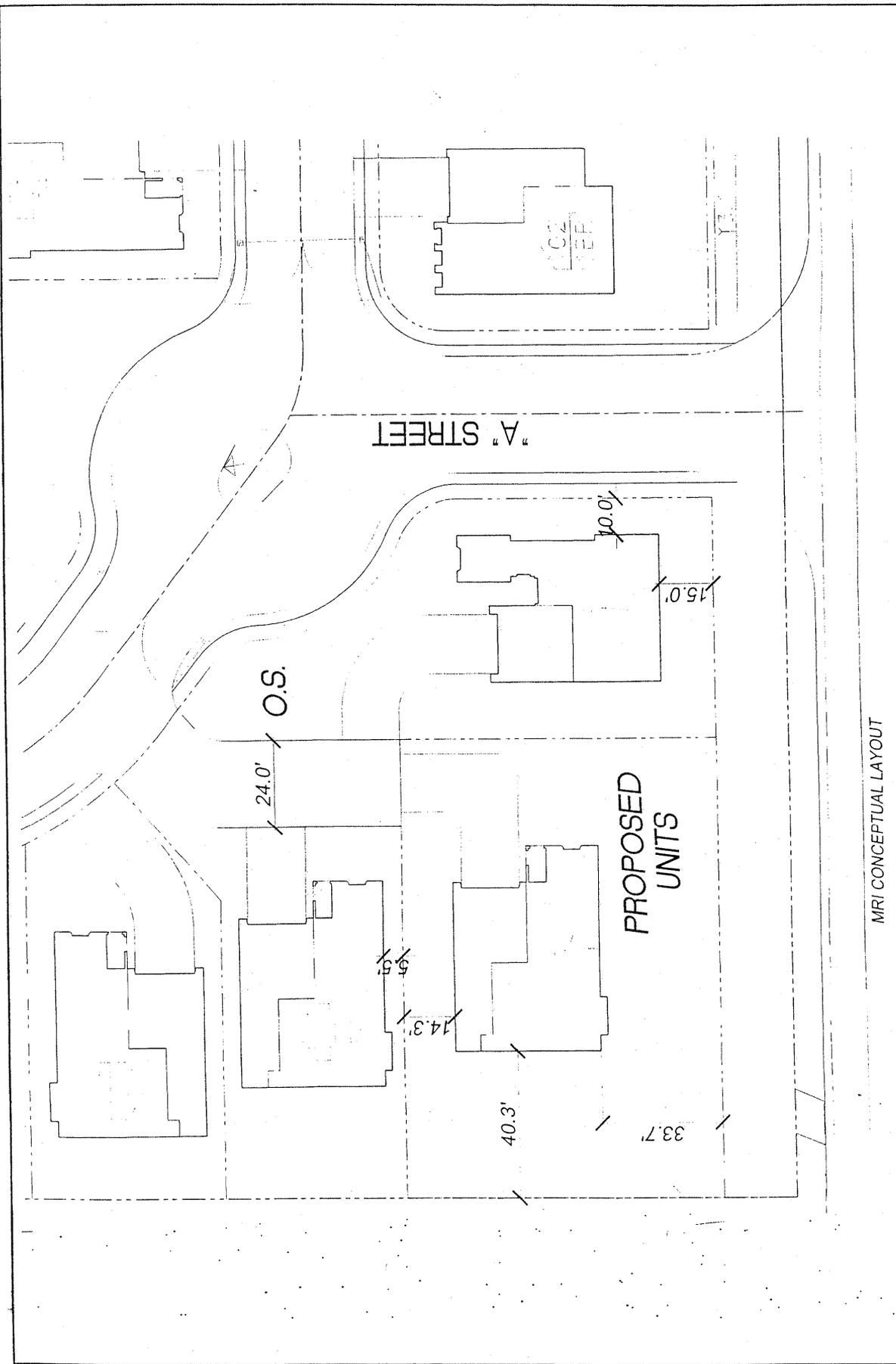
Parking Space Dimensions. Parking space size shall conform to the City standards that require each space to have a minimum width of ten (10) feet wide and a minimum length of twenty (20) feet.

Circulation. The access and parking layout must provide adequate room for independent vehicle maneuvering.

Use of Parking Space. All outdoor parking is to be used for the parking of vehicles, not storage. The storage of recreational vehicles, trailers, or other vehicles is prohibited in the planning area. No parked vehicle may overhang the sidewalk.

Performance Standards

This section indicates other performance standards and regulations that are applicable to any potential residential development within the



MRI CONCEPTUAL LAYOUT

**Exhibit 2-1
Conceptual Site Plan**

planning area permitted under *the Voit Specific Plan*.

Walls and Fences. A decorative wall must be provided along the Planning Area's Lambert Road frontage. The wall's architecture, building materials, and color must be consistent with that provided as part of the *Lambert/Idaho Specific Plan* (which permits for the construction of 111 single-family units). This will result in the creation of an attractive parkway area along the entire Lambert Road frontage that extends westward from the Lambert Road/Idaho Street intersection to the site. The wall shall have a height of six (6) feet. Any wall extending from the front property line to a depth equal to the required front yard on the abutting property shall be three (3) feet in height. Where a wall is constructed between properties having different grade levels, the height of such wall shall be six (6) feet from highest grade.

Utilities. All utilities, including electrical, water, sewer, and telephone shall be placed underground.

Public Entrances/Access. For any future residential development within the property governed by this *Voit Specific Plan*, all access will be limited to that provided by a future private street contemplated as part of the Idaho/Lambert Specific Plan.

Screening of Mechanical Equipment. All mechanical equipment shall be screened behind a permanent structure. No visible roof-top air conditioning equipment will be permitted. Solar panels and ancillary equipment must be installed in a manner so as not to be visible from the public right of way.

Applicability. Future residential development must conform to any additional performance standard, regulation, or requirement stated in the *Lambert/Idaho Specific Plan*.

3.0 Urban Design Plan

**City of La Habra
Voit Specific Plan - 1281 West Lambert Road**

3.1 Introduction to Urban Design Plan

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. New development within the planning area will be designed to be compatible with surrounding uses and not detract from the character of surrounding development (both existing and proposed). The criteria discussed in this section focuses on design requirements, standards, and guidelines unique to the development envisioned under the *Voit Specific Plan*. This section considers the following:

- Design criteria and guidelines for the permitted residential uses are described.
- Standards outlining development requirements applicable to future residential development are indicated.
- Design standards applicable to future residential uses are described.
- Landscaping design standards provide guidance regarding landscaping.

The Guidelines contained herein in this section indicates the minimum design requirements that must be adhered to. Any future development application will undergo review by the Planning Commission to ascertain the development's conformity with the Specific Plan.

3.2 Residential Design Criteria and Guidelines

This section of the *Voit Specific 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 styles identified herein are consistent with those included in the adjacent Lambert/Idaho Specific Plan. The following styles that may be used in the development include:

Craftsman. This style of architecture originated in California during the Arts and

Crafts Movement, beginning in the late 1890s and continuing through the 1920s. Typical features include a boxy or square appearance, low-pitched gable roofs with wide, unenclosed eave overhangs and exposed rafters, decorative (false) beams or braces added under the gables, and large front porches supported by tapered, square wood columns adorned with exposed brick or river rock, leading to an exposed foundation made of the same material.

Mediterranean/Spanish Eclectic. This category includes a combination of various architectural styles, including Spanish Colonial Revival, Mission, Monterey, and Italian Renaissance to provide for an eclectic harmony of architectural elements that can be defined as Mediterranean/Spanish Eclectic. The elements that typify this style include low-pitched, clay tile roofs, one or more prominent arches placed above doors, principal windows, and/or porch openings, and walls with stucco surfaces.

Traditional. This category combines representative examples of the traditional eclectic styles of Colonial Revival, California Ranch house, and Monterey. The elements that characterize this style include low or intermediate roof pitches, closed eaves and rake, the use of at least one front-facing gable, and wood shingle/shake or brick siding for front exteriors.

Architectural Compatibility. Compatible architectural styles should be employed within the residential area. These styles should retain their distinct and individual architectural character while creating a harmonious community.

Remodels, Additions, Accessory Structures. Building additions to existing structures should reflect the architectural style and design as the primary structure. Accessory structures should be compatible in architectural style and design to that of the main structure.

Entries and Driveways. Entries and driveways shall be clearly identified and they will be oriented towards the entrance of the primary structure to the street. The driveways will be designed to minimize their visual

impact. Garages will be placed behind the primary building plane so the street scene is not dominated by garages.

Building Mass Elements. Building projections will be incorporated into the structure elevation so as to enhance facade depth and to provide visual interest. Elements such as roof planes, balconies, covered porches, chimneys, windows, and bay windows will be utilized to reduce the appearance of mass.

Front Porches. One-story roofs and overhangs, that serve as porches, appropriate to the architectural style, are encouraged.

Roof Lines, Angles and Projections. Roof lines, roof angles, and projections, including porch roofs and awnings, should be compatible with adjacent structures. Major roof slopes should not fall parallel to the street and should be broken up with front-facing hip and gable framing and pitched dormers to add visual interest.

Architectural Details. Architectural details including porch columns, decorative door and window designs, roof overhangs with decorative brackets and rafter tails, exterior moldings, porch and balcony railings, exterior siding and lighting fixtures consistent with the project's architectural style provide visual interest and are strongly encouraged.

Facade Treatment. Facade treatment should be consistent for all building planes of the structure. Architectural details consistent with the structure's prevalent architectural style should be incorporated on all facades visible from a public right of way. 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. Windows and doors

should be consistent in shape, style, and size to each other.

Facade Articulation. Facades will be articulated to provide visual relief from the appearance of mass and large expanses of blank wall surface. Permitted projections such as bay windows and cantilevered, open and enclosed balconies provide visual interest and relief to the facade.

Accessory Lighting. Exterior lighting must be positioned so that no direct light extends onto neighboring properties. Illumination must also be screened from adjacent properties. House numbers are to be illuminated per City of La Habra Fire Department standards.

Landscaping, Street Trees. One street tree must be planted on each lot and another tree must be planted in the right-of way.

Landscaping, Control of Storm Water Runoff and Erosion. The landscaping must be designed so as to facilitate the absorption of rainfall. Permeable surfaces shall be employed wherever possible to maximize percolation.

Landscaping, Water Conserving. Where appropriate, landscaping should incorporate compatible species of drought-tolerant vegetation.

Landscaping, Screening. Landscaping should be employed as a means to screen mechanical equipment and trash enclosures.

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

4.0 Infrastructure Plan

**City of La Habra
Voit Specific Plan - 1281 West Lambert Road**

4.1 Introduction to Infrastructure Plan

This section of the *Voit Specific Plan* provides an overview and framework for the future infrastructure and improvements required to serve the development permitted under the implementation of the *Voit Specific Plan*. The following development concepts were considered in the formulation of the Infrastructure Plan:

- The circulation system and infrastructure required to serve potential future infill development must be designed so as to minimize the traffic impacts to Lambert Road.
- The infrastructure required to serve any future development must be designed and programmed in a manner to accommodate the infill development.

This section of the *Voit Specific Plan* include the following sections:

- *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 to Lambert Road.
- *Utilities Plan* indicates development standards related to utilities and infrastructure that will be required to serve future development within the planning area governed by the *Voit Specific Plan*.
- *Public Services Plan* indicates the development standards related to public services that will be required to serve future development.

4.2 Circulation Plan

This section outlines those requirements that will be applicable to the future residential development permitted under the *Voit Specific Plan*. At a minimum, the proposed Circulation Plan shall provide adequate access/driveway design, and assurances that the public right-of-way will not be impacted.

Residential Circulation & Access. Within the *Voit Specific Plan* project site, circulation improvements for the residential development scenario will include the closure of the driveways connecting to Lambert Road and a new connection to the internal street and landscaped parkway network of the *Lambert/Idaho Specific Plan*. The new connection will require proper agreements/easements and the design shall be subject to City approval.

Off-site Traffic Improvements. The developer will pay the City of La Habra's various applicable traffic impact improvement and administrative fees as set forth in the City's fee schedule

Lambert Road Frontage. A twenty (20) foot landscape setback along the project's edge fronting Lambert Road will be provided.

Internal Sidewalks/Parkway. All internal private streets for the development shall have a landscaped parkway that will include a 4 foot wide property line sidewalks and a 3-foot minimum planting strip along the curb-line.

4.3 Utilities Plan

The infrastructure requirements applicable to the future residential development permitted under the *Voit Specific Plan*.

Storm Drain Improvements. At present, about half of all surface water flows over the site towards the Monte Vista Storm Drain located to the west of the Planning Area. The remaining runoff flows east and south into the curb along Lambert Road. The site will be graded to drain all storm water to the drainage channel west of the project area. Most of the project site is relatively flat, so grading this plan will be limited to pad preparation and re-contouring of the site for drainage purposes.

Water System Improvements. The developer will tie new all later water lines into the existing main lines.

Fire Flow. Fire flow requirements for public and private hydrants shall be provided in accordance with La Habra Fire Department standards.

Water Conservation in Landscaping. The City shall only approve a landscaping plan that

provides water-efficient irrigation systems (i.e. drip irrigation, automatic shut-offs, soil moisture sensors, automatic controllers and valves, etc.).

Water Conservation in Plumbing. Water conserving plumbing fixtures and appliances shall be used in all new construction. These shall include ultra low flush toilets, low-flow showerheads, low-flow faucets, water-efficient appliances and equipment, and an on-site leak detection program. All applicable sections of Titles 20 and 24 of the California Code of Regulations regarding water consumption and conservation shall be enforced.

Sewer System Improvements. 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. Development plans shall be submitted to the Sanitation District to determine the required water system improvements. On-site sewer lines and connections shall be provided in accordance to City requirements and accepted engineering standards.

Storm Drainage. Adequate storm drain facilities shall be constructed prior to the occupancy of the proposed project, in accordance with future development. On-site activities shall comply with storm water quality management requirements of the City and County, with appropriate permits prior to connection with the County drainage system. This 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. The developer will be responsible for the initial development of all street improvements within the Specific Plan area. This includes roadways, landscaped parkways, and sidewalks.

Storm Water Management. Future development permitted under the Voit Specific Plan shall comply with the City's storm water management guidelines. Future development will be required to connect into the existing off-site storm drain system.

Lambert Road Frontage. Along the planning area's boundary with Lambert Road, the developer shall be responsible for the

development of the landscaped setback areas from the street.

Maintenance of Sidewalks for Residential Development. The maintenance of the sidewalks interior to the project shall be the responsibility of the Homeowner's Association. The Homeowner's Association shall also be responsible for the maintenance of all improvements from the curb faces along Lambert Road to the front property line of the project. All of these areas shall be maintained in conformance with requirement of the City of La Habra.

Responsibility for Provision of Infrastructure. The project developers will be responsible for replacing/installing lateral service lines, as required by the City, in conjunction with new development. Following the construction period, responsibility for lateral connections shall fall to the individual property owners.

5.0 Implementation Plan

**City of La Habra
Voit Specific Plan - 1281 West Lambert Road**

5.1 Introduction to the Implementation Plan

The *Voit Specific Plan* will serve as the primary public policy regulatory document for the planning area. The consistent application of the standards contained in this Specific Plan will ensure the planning area's development reflects the community's overall vision for the larger community.

The La Habra Zoning Ordinance will be amended to reflect the *Voit Specific Plan* as it applies to the planning area. The City of La Habra General Plan will also be amended to reflect this Specific Plan. An ordinance will be adopted to establish the Specific Plan area. Future development within the Specific Plan's planning area or subsequent property owners shall be required to conform to standards and guidelines contained herein.

For the residential development scenario, the primary objective of this Specific Plan is to incorporate and integrate the three (3) single-family residential units into the larger Idaho/Lambert Specific Plan. Once the *Voit Specific Plan* is adopted, the provisions of the *Idaho/Lambert Specific Plan* will apply.

5.2 Enforcement of the Specific Plan

The Director of Planning and Community Development shall have the duty in the enforcement of this Specific Plan. Any person violating use of a building or structure hereafter erected, built, maintained or used contrary to provisions of the *Voit Specific Plan* shall be guilty of a misdemeanor. 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.

Unless otherwise specified, all development within the planning area governed by the *Voit Specific Plan* shall comply with the terms of the Plan. Maintenance of landscaping, signage, parking areas, streets, structures, fences, and other amenities described herein is required and will be the responsibility of the property owner(s) to maintain. Failure to maintain those improvements described herein will constitute a failure to comply with the provisions of this Specific Plan.

With respect to the residential development scenario, the Planning and Community Development Director of the City of La Habra shall have the responsibility of interpreting, implementing, and enforcing compliance with the provisions of this Specific Plan.

The provisions of the *Voit Specific Plan* shall take precedence over the City of La Habra Municipal Code, Title 18, and carry the same force of law. Where a particular regulation or standard is not specifically addressed in this Specific Plan, the relevant provision of the City of La Habra Municipal Code, Title 18, shall govern.

If any regulation, standard, or other provision of the *Voit Specific Plan*, or any portion thereof, is found by a court of competent jurisdiction to be invalid, the remaining portions of this Specific Plan shall remain valid.

The Covenants, Conditions & Restrictions (CC&R's) set forth by the Homeowners' Association shall determine guidelines for appropriate uses within the community. These governing documents and rules are legally enforceable by the HOA, unless a specific provision conflicts with federal, state or local laws. CC&R's shall also require care and maintenance of street frontage trees.

5.3 Permits and Discretionary Development Applications

For the purposes of this section, the term "development project" shall mean all new construction of any building or buildings, and additions of two-hundred and fifty (250) feet or greater to any existing building or buildings.

The initial development of the project shall be processed under Chapter 18.46 of the City of La Habra Municipal Code. Once the initial development has been constructed, additions or new structures greater than two-hundred and fifty (250) square feet in area shall be processed through the City of La Habra's plan approval process. Consistency with the standards of this Specific Plan will be a key element of plan approval review.

Additions or new accessory structures that are less than two-hundred and fifty (250) square feet in area, are deemed to be architecturally compatible, and comply with the development

standards set forth in Sections 2, 3, and 4 of this Specific Plan shall be subject to regular administrative procedures utilized by the City of La Habra for the development and modification to the permitted single-family residences. After initial construction of the project, any further construction within the planning area must first receive approval of the Homeowners' Association before proceeding to the City of review and approval.

For any development project that requires other discretionary approvals, such as approval of a vesting tentative tract map or variance, the standard City application and hearing process shall be adhered to.

After the planning area is developed pursuant to the Specific Plan's requirements, individual property owners may file applications for minor exceptions to the development standards set forth in this Specific Plan. Such applications for exceptions may be made in accordance with the provisions of this section. For the purposes of this section, the term "minor exception" shall mean only the following:

- **Setback Requirements.** A reduction in a building setback not exceeding five (5) percent of the minimum requirement
- **Lot Coverage.** An increase in lot coverage not exceeding five (5) percent of the maximum permitted coverage (Note: no exceptions are available to the minimum rear yard open space requirement for residential use).
- **Building Height.** An increase in building height not exceeding ten (10) percent of the maximum permitted height (the maximum height is twenty-eight (28) feet..
- **Approval by Homeowners Association.** Approval by the Homeowner's Association is required before applications for minor exceptions are accepted for review by the City of La Habra's Administrative Adjustment procedure.
- **Variances.** For the purposes of implementation of any application for an exception to the development standards set forth in this Specific Plan (other than any exception defined as a minor exception) shall be termed a variance and shall be subject to the provisions for

Variances set forth in Chapter 18.74 of the La Habra Municipal Code.

5.4 Specific Plan Amendments

All proposed changes to the *Voit Specific Plan* not defined as a Minor Change shall be considered an Amendment. All Amendments shall be processed and acted upon by the City of La Habra City Council pursuant to the provisions set forth in California Government Code Section 65453. In acting to approve an Amendment to the Specific Plan, The City Council of the City of La Habra shall be required to make the following findings:

- That the amendment meets the goals and objectives of the *Voit Specific Plan*; and,
- That any environmental impact associated with the amendment has been adequately addressed.

Modifications to the *Voit Specific Plan* may be appropriate and necessary over time in response to changing conditions. Any proposed changes must first be submitted to the City for review and approval by the Director of Planning and Community Development. Two types of modifications are permitted in accordance with the provisions outlined in this section: a *minor change* and an *amendment*.

A *minor change* to the Specific 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. A minor change also includes modifications to the infrastructure plan or other City requirements to ensure compliance with City's Capital Improvement Program. More significant changes will require an *amendment* to the Specific Plan. An amendment may also require further environmental analysis. This Specific Plan may be amended either by resolution or ordinance of the City Council.