

## ORDINANCE NO. 1805

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING ZONE CHANGE 18-08 AMENDING TITLE 18 (ZONING) BY CREATING CHAPTER 18.54 "MX - MIXED USE OVERLAY ZONE" AND REZONING CERTAIN PROPERTIES THROUGHOUT THE CITY BY ADDING THE MX OVERLAY ZONE TO THE BASE ZONE ALONG WITH UPDATING TABLE 18.06.010.1 ADDING THE MX OVERLAY ZONE, AS PER EXHIBITS "A" AND "B."

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

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

- a. City staff initiated proceedings to amend the zoning regulations established in Title 18 "Zoning" of the La Habra Municipal Code.
- b. The proposed amendments are exempt from CEQA pursuant to Section 15061(b) (3) of the CEQA Guidelines.
- c. The Planning Commission held a noticed public hearing on February 25, 2019 to consider the proposed Amendments to Title 18 "Zoning" of the La Habra Municipal Code adding Chapter 18.54 "MX – Mixed Use Overlay Zone" along with Zone Changes adding the MX zone to 393 parcels and amending table 18.06.010.1 adding the MX Zone. The Planning Commission, after considering all the written and oral evidence offered, including the staff report and all attachments, recommends that the City Council approve the Code Amendments to Title 18 and Zone Changes.
- d. The City Council held a noticed public hearing on march 18, 1019 to consider the proposed Amendments to Title 18 "Zoning" of the La Habra Municipal Code adding Chapter 18.54 "MX – Mixed Use Overlay Zone" along with Zone Changes adding the MX zone to 399 parcels and amending table 18.06.010.1 adding the MX Zone. The City Council, after considering all the written and oral evidence offered, including the Planning Commission's recommendation, the staff report and all attachments, approve the Code Amendments to Title 18 and Zone Changes.

Section 2 The City Council further determines that:

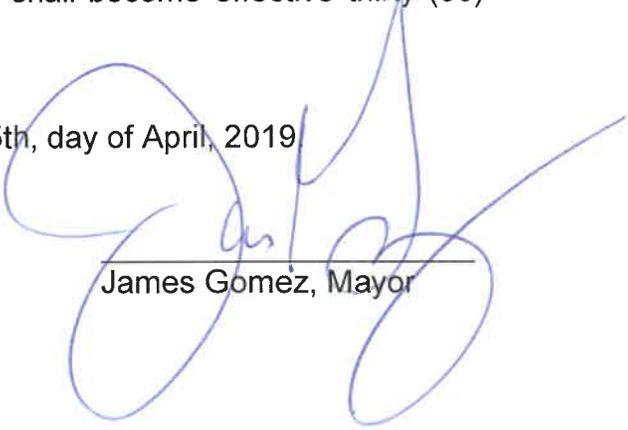
- a. The public necessity, convenience, general welfare and good zoning practices justify the proposed amendment to the Zoning Code as provided for under Chapter 18.78 "Zone Changes" of the La Habra Municipal Code.
- b. The City Council hereby determines that the proposed amendments to Title 18 "Zoning" of the La Habra Municipal Code are consistent

with the goals and objectives of the La Habra General Plan 2035, specifically Chapter 2 "Community Development", Section A "Land Use", by making the Zoning Designation consistent with the Land use Categories depicted in Figure 2-1 "Land Use Plan Diagram" and contribute to the implementation of General Plan LU 1.1 Redirect Growth, LU 1.2 Development Capacity, LU 2.1 Places to Live, LU 4.1 Development Compatibility, LU 4.2 Transition in scale, LU 4.4 Design Review, LU 6.4 Housing Type Distribution, LU 9.1 Character and Design, LU 9.3 Development Transitions, LU 13.3 Lot Consolidation, ED 5.8 Multi-Family infill Development, H 1.3 Support Private Sector Housing Production, H 1.4 Variety of Housing, H 1.5 Market and Non-Market Housing Production Needs, H 2.5 Adequate Housing Sites through Land Use and Zoning of the La Habra General Plan 2035.

Section 3. Based upon the foregoing, the City Council of the City of La Habra adopts an ordinance amending Title 18 "Zoning" along with Zone Changes to 399 parcels as per Exhibit "A", and "B".

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

PASSED, APPROVED AND ADOPTED this 15th, day of April, 2019



James Gomez, Mayor

Attest:



Laurie Swindell, CMC  
Interim City Clerk

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS.  
CITY OF LA HABRA )

I, Laurie Swindell, acting City Clerk of the City of La Habra, do hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 1805 introduced at a regular meeting of the City Council of the City of La Habra held on the 1st day of April, 2019, and was thereafter adopted at a regular meeting held on the 15th of April, 2019, by the following vote:

AYES: COUNCILMEMBERS: GOMEZ, BEAMISH, MEDRANO, SHAW, ESPINOZA  
NOES: COUNCILMEMBERS: NONE  
ABSENT: COUNCILMEMBERS: NONE  
ABSTAIN: COUNCILMEMBERS: NONE

Said ordinance has been published or posted pursuant to law.

Witness my hand and the official seal of the City of La Habra this 15th day of April, 2019.

  
Laurie Swindell, CMC  
Interim City Clerk



**Chapter 18.54**  
**Mixed-Use Overlay Zones (MX)**

**Sections:**

- 18.54.010 Generally**
- 18.54.020 Uses Permitted**
- 18.54.030 Definitions**
- 18.54.040 Applicability**
- 18.54.050 Uses Expressly Prohibited**
- 18.54.060 Standards of Development**
- 18.54.070 Special Development Standards**
- 18.54.080 Pre-application Coordination**
- 18.54.085 Application**
- 18.54.090 Public hearing**
- 18.54.095 Planning Commission Review**
- 18.54.100 City Council Review**
- 18.54.110 Conformance**
- 18.54.120 Violation**

**18.54.010 Generally**

The objective of the mixed-use overlay zone is to provide a framework that allows for the development of mixed use zoned properties in a manner consistent with the La Habra General Plan 2035. The MX overlay zone is intended to allow greater flexibility of development standard and building types than what would be permitted under the base zone for the site.

Mixed-use developments can be horizontally or vertically integrated. Horizontal mixed-use development consists of two or more attached or detached buildings of differing use categories (e.g., residential and commercial) within the same project area. Vertical mixed-use development consists of one or more different uses placed over another use within the same building (e.g. residential over commercial). A project area may encompass a single parcel or multiple parcels, planned and constructed as one, coordinated and unified project.

**18.54.020 Uses Permitted**

In the MX overlay zone, the following uses are permitted: Commercial or residential uses consistent with the general plan land use designation and the primary zone, along with a combination of residential and commercial uses. Specific uses as listed in table 18.06.40.A

**18.54.030 Definitions**

For the purposes of this chapter, the following shall apply:

“Community Amenities” means any combination of interior and exterior spaces created to provide for both active and passive recreational/social activity space for the residents and their guests. Samples of amenities include, but are not limited to pools, spas, tot lots, outdoor exercise equipment, sports courts, barbeques, gazebos, outdoor seating areas, workout rooms, clubhouse, meeting room, business centers.

“Development site” means a parcel or group of contiguous parcels that are proposed for development as one project.

“Mixed use projects” means projects that combine residential uses with one or more of the following uses: office, retail, entertainment, restaurant, or community facilities. Mixed use projects may be arranged vertically (ground level retail, office, restaurant, entertainment, or community facility with residential uses above) or horizontally (commercial uses on a portion of the property linked by pedestrian connections to residential uses as part of a unified development project).

“MX Precise Plan” shall mean the site, floor and elevation plans submitted by an applicant for the development of the site, as may be modified during the public hearing process and incorporating all project conditions. The MX Precise Plan is also the document(s) submitted to the city building department for the issuance of building permits.

“Primary or Base zone” shall mean the zoning designation of a property in the absence of the MX overlay, e.g., the property is in an underlying zoning designation of R-1, C-2, M-1, etc.

#### **18.54.040 Applicability**

The regulations set forth in this chapter shall apply to the use of any property with the MX overlay, in conjunction with the underlying zone(s). The regulations set forth in this chapter shall be in addition to those regulations set forth in the underlying zone. In the event of a conflict between the provisions of the mixed-use overlay zone and the provisions of the underlying zone, the provisions of the mixed-use overlay zone shall prevail, when a mixed-use project is being developed. If the mixed-use overlay zone is silent in relation to any development standard, the development standard identified in the underlying zone shall prevail.

##### **A. Relationship between overlay zone standards and base zone standards.**

The regulations in this Chapter allow mixed-use development as an alternative to the type of development allowed under the base (underlying) zone standards, for property within a mixed-use overlay zone

1. The provisions in this Chapter shall apply to all properties within their respective mixed-use overlay zones. The provisions only supersede the underlying base zone provisions when property is developed as mixed-use.
2. New, non mixed-use projects may be developed in compliance with the existing underlying base zone.
3. Regulations, development standards, and requirements in the underlying base zone shall continue to apply to those projects that are currently developed according to the existing standards.

4. Legal non-conforming uses (i.e., uses that do not comply with the provisions of the base zone or this Chapter), the provisions in Section 18.08.070 (Nonconforming buildings and uses) shall apply.

**B. Exceptions.**

1. Additions to, or remodeling of existing single-family dwellings located within a MX overlay zone are exempt from planning commission and city council review; however, all single-family dwellings shall comply with all the appropriate development standards for the zone in which they are located and shall be architecturally compatible with the existing structure.
2. Façade changes or site plan alterations that do not involve any increase in usable floor area to existing commercial buildings in all zones, and existing residential structures in multiple family zones shall be exempt from the review requirements of this chapter, but shall be subject to design review as established in Chapter 18.68 of this title.
3. The Planning Division of Community Development may approve minor building permits for interior building changes, minor landscaping modifications, parking lot plans, minor repair to the exterior of the building, walls and fences, mechanical equipment and similar projects for all existing non-conforming uses.

- C. Applicable regulations after completion of development.** Once a property is developed in compliance with the provisions of this Chapter, the provisions of this Chapter completely supersede the provisions of the underlying base zone. Whenever the requirements of the overlay zone impose a more or less restrictive standard than the provisions of the base (underlying) zone, the requirements of the overlay zone shall govern.

**18.54.050 Uses expressly prohibited.**

Uses prohibited in the primary zone, except for residential uses as noted in section 18.18.54.020.

**18.54.060 Standards of development**

Generally, the standards for development in the underling zone shall apply, unless modified or superseded by section 18.54.070 Special development standards as part of a “MX Precise Plan”

**18.54.070 Special development standards**

In the MX overlay zone, the following special development standards shall apply to all mixed-use projects and any residential project in a Commercial Zone. All other uses shall comply with the standards of the base zone.

- A. Designated Standards.** Modifications to the base standards required for the primary zone in which the property and the proposed use are located, as are clearly defined in the “MX Precise Plan”, as approved by the planning commission and city council.

Mixed Use. The regulations of this chapter are intended to permit a diversity of uses, relationships and heights of buildings and open spaces in planned building groups while ensuring substantial compliance with the spirit, intent and provisions of this code.

B. Economic Potential. The planning commission and/or city council may impose such other development standards (i.e. economic studies, public space enhancements) as may reasonably enhance the benefit of any development to the city..

C. Open space/common area amenities

1. Non mixed-use projects shall comply with the open space requirements of the base zone.
2. Community amenities both indoor and outdoor shall be provided for passive and active recreation. These amenities shall enhance the overall quality of development, and contribute to the character of the area. The size of the amenities shall be proportional to number of dwelling units provided.
3. All mixed-use projects shall provide private open space area such as patios or balconies adjacent to at least 50% of the units. Roof top decks may also be used to meet this requirement.

D. Parking.

For non-mixed use project, the provisions of Chapter 18.14, shall apply. For mixed-use project, the following provision shall apply.

1. Guest parking and parking for non-residential uses shall be located or assigned in such a way as to distinguish it from residential parking assigned to individual units.
2. For new mixed-uses development within the MX overlay zone, a parking reduction in the number of parking spaces required in Chapter 18.14, Off-Street Parking Requirements, of the zoning ordinance, may be permitted, by the planning commission and city council, based upon information contained in a parking demand study prepared by a California-licensed, independent traffic engineer, at the developer's expense.
3. Due to variations in parking demand and needs of mixed use projects, vehicle parking requirements and the design of parking areas, may be modified as part of the site plan review process based upon information contained in a circulation study prepared by a California-licensed, independent traffic engineer, at the developer's expense.

E. Residential Densities

1. For all of the properties within the mixed-use overlay zone, a minimum of 1 acre is required for a project that is 100% residential. Maximum Density shall conform to line 3 of table 18.54.070.E

2. All mixed-use projects within the mixed-use overlay zone shall conform to table 18.54.070.E

<b>Table 18.54.070.E</b>				
<b>Lot size ( in Square feet)</b>		<b>General Plan Designation</b>		
		TRA MUC 1 CMU1	MUC 2 CDM 2 CMU 2 CMU 3	CDM 1
1	Less than 10,000	2,850 per unit	1,450 per unit	1,200 per unit
2	10,001 -20,000	2,100 per unit	1,300 per unit	1,000 per unit
3	20,001 +	1,800 per unit	1,200 per unit	870 per unit
TRA = Transitional MUC = Mixed Use Center CUM = Corridor Mixed Use CDM = Central District Mixed Use				

F. Site planning standards

1. Lot Layout and Design

- b. Primary vehicle access shall be from a public street. Developments with more than 50 dwelling units shall provide a second primary access
- c. Proposed building(s) shall relate appropriately to surrounding land uses and streets by creating a cohesive visual identity for attractive street scenes; by promote efficient site layout in terms of vehicular and pedestrian circulation patterns; by increasing the potential for greater privacy of both existing and proposed residents through careful siting of buildings window-to-window sight lines between adjacent buildings. Additionally buildings shall be designed around a common open space, public open space (e.g., a linear park/paseo), or community amenity such as swimming pools or other recreational facilities;
- d. Pedestrian Connections shall include an on-site system of pedestrian walkways designed to provide convenient access and connections to and between the primary entrance or entrances to each building(s) and any sidewalks or walkways on adjacent commercial properties or along perimeter streets

- i. On-Site pedestrian walkways and sidewalks shall be minimum of four feet (4') wide except walkways that are directly adjacent to a parking area where parked cars may overhang them. Such walkways shall be a minimum of six feet (6') wide.
- e. Building Height Transition shall be provided between multi-story buildings to one-story and two story buildings on adjacent sites. Consideration shall be given to the size, proportion, scale, and orientation of the buildings. The height transition applies to side-to-side situations but may also apply to rear-to-rear, front-to-front, or other situations.

## G. Architectural Guidelines and Standards

Architectural guidelines found in the mixed-use zone designation also apply to single lot development in the mixed-use zone designation.

### 1. Massing and Form

- a. Design shall incorporate visually heavier and more massive elements at the building base and lighter elements above. Any second story, or higher, shall not appear to be unbalanced or heavier or to have greater mass than the first or street level.
- b. Building masses shall be organized as simple and well-scaled volumes. Excessive roof breaks and overly complicated hipped or gabled roofs shall be avoided.
- c. The overall volumetric composition of new buildings, the choice of their architectural elements, and the relationship between these should determine their character and compatibility with the surrounding urban fabric.
- d. Building masses and building facades shall be designed with simple, harmonious proportions. Arbitrary proportions shall be avoided.
- e. New multi-family buildings shall be designed as simple assemblies of house-scale forms in a variety of unit combinations and massing compositions.
- f. Design shall incorporate building elements such as towers, bays, etc. that can make such buildings memorable places within the immediate neighborhood. Buildings shall be articulated by using bays, insets, balconies, porches, or stoops related to entrances and windows. The majority of a building's architectural features and treatments such as bays, balconies, or accent materials shall not be restricted to building fronts. Rather, all sides of building shall display a similar level of quality and architectural interest.

### 2. Materials and Variety

Subtle variations in color and materials shall be used. Materials shall include a mix of natural or synthetic stone or brick (solid or veneer), integrally colored, textured or glazed

concrete masonry units, board and batten, lap siding, and/or stucco or other similar material. Vinyl or recycled wood and composite products may be used as an ancillary material for trim, deck railings and planks, and other accent features. Foam extrusions may be used for decorative building accents or details.

### 3. Roofs

On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms. For instance, a gable or hip configuration shall be used with complementary sheds, dormers, and other minor elements. Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.

### 4. Windows

Windows should be carefully selected, combined and arranged to establish clear and rhythmic patterns, particularly on the front façades of all buildings. Windows shall be located to maximize the possibility of occupant surveillance of the adjacent streets, parking areas, public parks, and common community areas or buildings.

### 5. Site Lighting

Site lighting shall be at a pedestrian scale with light poles and lighting structures being no more than twenty feet (20') in height. Site lighting shall be shielded downward and inward, and should not exceed 1.0 foot-candle beyond the property line.

#### **18.54.080 Pre-application coordination**

Before filing any application for a Mixed Use Development, the prospective applicant shall provide to the Development Review Committee (DRC) preliminary plans, and sketches, along with basic site information for consideration and advice. Such plans shall be submitted to the Planning Division of Community Development for presentation to the (DRC).

#### **18.54.085 Application**

- A. Permit Required. Mixed-use developments shall require a mixed-use development permit for each such development. Such permit shall be subject to the regulations and requirements of this title and shall be processed in accordance with the terms of this chapter, including a public hearing before the planning commission and city council.
- B. Application for Permit.
  - 1. Fee. The fee for an MX overlay zone is the same the Planned Unit Development fee as established pursuant to the provisions of Chapter 18.70 shall accompany any application for mixed-use development permit under the provision of this chapter.
  - 2. Processing. Such application shall be processed by Planning Division, which shall make a recommendation to the Planning Commission for denial, approval, or approval subject to conditions, and shall schedule a public hearing thereon as provided in Section 18.54.090. The application shall then be reviewed by the planning commission

and forwarded to the city council with a recommendation for its approval or disapproval, identifying any conditions the planning commission finds appropriate to impose. The city council may approve, disapprove or refer the same back to the planning commission for further consideration. Any such permit is subject to the final approval of the city council.

3. Application Contents. Every application for a mixed-use development shall be accompanied by the following, in the level of detail required in the city's application form, available from the city's planning division, of Community Development:
  - a. A legal description or boundary survey map of the property. (A tentative subdivision map may be substituted for this requirement if the applicant proposes to subdivide the property.
  - b. A plot plan and description of the property involved showing the location of all existing and proposed buildings; plans and descriptions of the proposed use of the property with ground plans and elevations for all proposed buildings;
  - c. A general development plan with at least the following details shown to scale and dimensioned:
    - i. The proposed land ownerships, the uses, dimensions and locations of all proposed structures and of areas reserved for vehicular and pedestrian circulation, open spaces, landscaping, recreation or other public uses,
    - ii. Architectural drawings and sketches showing the design and character of the proposed uses and their relation to one another. A sample material board is to be submitted detailing colors to be used along with samples of the building materials.
    - iii. Location and design of automobile parking areas and signs (plans to be in color),
    - iv. Type of surfacing proposed for walks and driveways,
    - v. A Preliminary Water Quality Management Plan shall be required to be submitted, which must show the proposed method for control and disposal of water flowing into, across or from the development,
    - vi. Tables showing the total number of acres and their distribution by use, and the percentage of the whole designated for dwellings of different types, nonresidential uses, streets, off-street parking, public uses and open spaces,
    - vii. Landscape design plans showing the types of planting materials to be used. A plant materials booklet is to be submitted providing photographs of all types of plant materials proposed to be used. The landscape design plan shall include a site elevation scheme accurately showing projected landscape heights at the time of development and a second design showing landscape heights five years after development,

- ix. A time schedule for the proposed development with evidence of the intent and the ability of the applicant to carry out the plan within such time,
  - x. Operational characteristics of proposed use(s), including days and hours of operation, number of employees, etc., if applicable,
  - xi. A scaled model showing the proposed project and the adjacent areas within 500 feet of the site.
  - xii. Such other pertinent information as staff may reasonably require at the time of submittal or that the planning commission may reasonably require at the time of its consideration of the development in order to complete its evaluation of the intent and impact of the proposal;
- d. A list containing the name and address of each property owner within three hundred feet of the exterior boundaries of the property involved, verified for accuracy by the person or entity preparing the list. For this purpose the last-known name and address of such owners as shown upon the last assessment roll of the city or county and a radius map depicting all such property owners;
- C. California Environmental Quality Act (CEQA). The applicant shall complete and provide the environmental assessment form provided by the Planning Division. Once an application is submitted and deemed complete, by city staff. Staff will notify the applicant of the determination of which environmental document, will be required to be prepared in connection with the proposed mixed-use development. All requirements of the California Environmental Quality Act, including time limits, notice requirements, and review and documentation requirements, shall be complied with by the applicant and staff prior to public hearing on the application.

**18.54.090 Public hearing**

- A. Following the receipt in proper form of any MX permit application, and upon determination by the planning division of a "complete application", in accordance with the permit streamlining act and applicable California Environments Quality Act (CEQA) requirements a time and place shall be set for a public hearing thereon. Not less than ten days before the date of such public hearing, notice of the date, time, place of hearing and location of the property and the nature of the request shall be given in the following manner:
- 1. By publishing once in a newspaper of general circulation in the city.
  - 2. By mailing a notice, postage prepaid, to the applicant, to each member of the planning commission, and to the owners of all property within three hundred feet of the exterior boundaries of the property involved, using for this purpose the last-known name and address of such owners as shown upon the last assessment roll of the city or county.
- B. Public hearings as provided for in this chapter shall be held before the planning commission and/or the city council at the time and place for which public notice has been given as required in this section. A summary of all pertinent testimony offered at a public hearing, together with the names and addresses of all persons testifying shall be recorded and made

a part of the permanent files of the case. Any such hearing may be continued; provided, that prior to the adjournment or recess thereof, the presiding officer at such hearing shall announce the time and place to which such hearing will be continued.

**18.54.095 Planning Commission Review**

- A. The commission shall not recommend approval of the proposal unless it finds that the mixed use development is or may be conditioned to be in full conformance to the general purposes of this chapter, and in particular unless it finds as follows:
  - 1. That the location, design and proposed uses are compatible with the character of existing with surrounding uses and development patterns.
  - 2. That the plan will produce, internally, an environment of stable and desirable character, and will not tend to cause any traffic congestion on surrounding or access streets.
  - 3. That there is on-site compatibility of residential and non-residential uses.
  - 4. That the project combines residential with nonresidential uses in the same building or building site in a manner that creates an active street life, enhance the vitality of businesses, and reduces the need for automobile travel.
  - 5. That a meaningful blend of residential and non-residential uses enhances and builds upon the city's commercial base.
  - 6. That the project provides additional housing options for people, who want to live near their workplace and/or near retail and other non-residential uses.
  - 7. That it consolidates small parcels into viable, block-size mixed-use development.
  - 8. That the proposed project complies with all requirements of the California Environmental Quality Act.
  - 9. That there is substantial compliance with the spirit and intent of this title.
- B. The planning commission shall make a recommendation of approval, approval with conditions, or denial of an application considered by it pursuant to this chapter along with any permits and/or applications considered in conjunction with such application, to the city council for its consideration.
- C. The decision rendered by the planning commission shall be transmitted to the applicant in writing and shall be forwarded to the City Clerk for scheduling a public hearing.

**18.54.100 City Council Review**

- A. After receiving the planning commission's recommendation on any application(s), the city council shall conduct a public hearing on such application(s), according to the provisions of this chapter. After such hearing, the city council shall approve, approve with conditions, or deny such application(s), taking into account everything submitted to and considered by the planning commission.
- B. The city council shall grant approval of a mixed-use development permit only if it makes all of the required findings considered by the planning commission pursuant to Section 18.54.90.
- C. The granting, either with or without conditions or the denial of such application by the city council shall be final.
- D. Any decision rendered by the city council shall be in writing and shall be transmitted (within forty-eight hours) upon issuance to the permit holder and the property owner. The city council shall issue a written decision within forty-five days after the hearing on such matter. Reference shall be made, in the notice of written decision to the applicant, to the fact judicial review of the decision is governed by the time limits set forth in California Code of Civil Procedure Section 1094.6.

**18.54.110 Conformance**

The approved mixed-use development project plan along shall be dated and signed by the Director of Community Development or his/her designee. One copy of the adopted ordinance, which includes all the project conditions and/or mitigation measures, shall be mailed to the applicant. No permits shall thereafter be issued for any building, structure or use except in substantial conformance with the approved plan. The Director of Community Development may approve minor modifications provided; they are in keeping with the spirit and intent of the City Council.

**18.54.120 Violation**

- A. In the event that the property owner/business operator violates or fails to comply with any of the conditions of approval of this permit, the City may take measures to cure such violations, including but not limited to, administrative citation and full reimbursement of the City for its costs and expenses, including but not limited to, attorney's fees, in undertaking such corrective action. Reimbursement of enforcement costs shall constitute a civil debt and may be collected by any means permitted by law. In the event that violations of this permit occur, the City shall refrain from issuing further permits, licenses or other approvals until such violations have been fully remedied.
- B. Further, the planning commission or city council may hold a public hearing, and if satisfied that any provision of the mixed use development ordinance, applicable regulation, development standard, general provision or condition is not being complied with, or if the planning commission or city council finds that a change in conditions on the property or as a result of the use of the property has occurred which makes the continuation of the permit incompatible with the general welfare of the surrounding neighborhood, may do one or more of the following:

1. Impose additional conditions on the mixed-use development permit.
2. Revoke any applicable conditional use permits associated with the property.
3. Revoke and/or preclude the issuance of business licenses associated with the property.
4. Revoke and/or preclude the issuance of building or demolition permits.
5. Revoke, preclude, suspend or otherwise render void any other entitlements to use and/or develop the property as is reasonable under the circumstances and serves to ensure future compliance with this chapter and title or the mixed-use development permit, plan or ordinance.

**18.54.130 Expiration**

If construction of an approved MX Precise Plan has not commenced within 2 years from the final adoption of the project by the City Council, said plan shall expire and become null and void. However, a one year time extension may be approved by the Director of Community and Economic Development upon the submission of substantial evidence to support the extension.

**OTHER CODE AMENDMENTS**

**Table 18.06.010.1**

R-1a	One-family zone
R-1b	One-family zone
R-1c	One-family zone
R-2	Two-family zone
R-3	Limited multiple-family zone
R-4	Multiple-family dwelling zone
MHP	Mobile home park zone
C-R	Commercial and high-density zone
C-P	Commercial and professional office zone
C-1	Limited commercial zone
C-2	Commercial zone
C-2s	Community shopping center zone
C-2sH	Community shopping center high density zone
C-3	General commercial zone
C-U	Civic utility zone
PC-I	Planned commercial-industrial zone
M-1	Light manufacturing zone
P	Automobile parking zone
D	Architectural design zone
PUD	Planned unit development overlay zone
OS	Open space zone
SP-1	La Habra Boulevard specific plan
ES	Emergency shelter overlay zone
MX	Mixed Use Overlay Zone







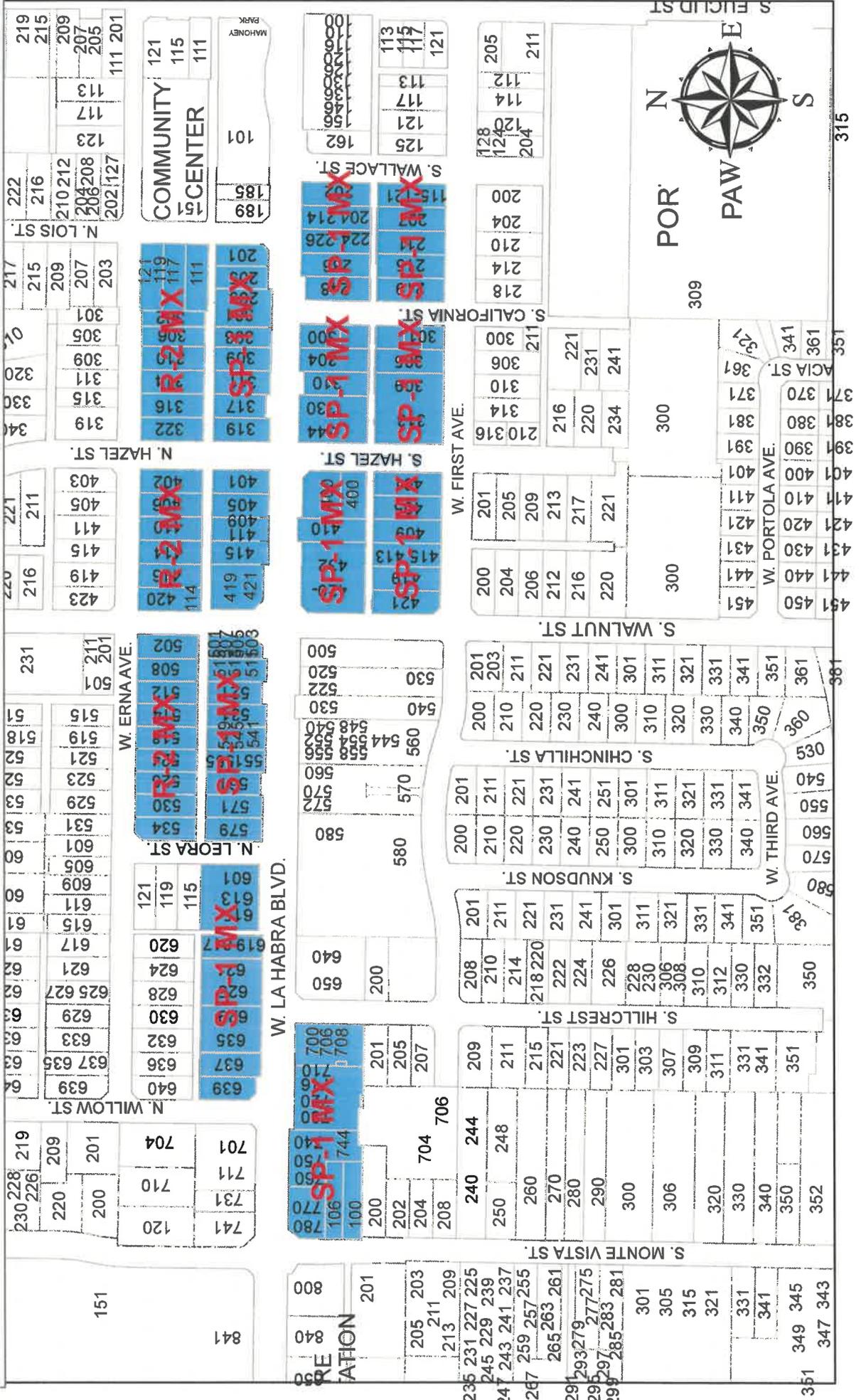




# Amendment to Official Land Use Zoning Map

Ordinance No.

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# Amendment to Official Land Use Zoning Map

## Ordinance No.



