

RESOLUTION NO. 15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA RECOMMENDING THAT THE CITY COUNCIL APPROVE DESIGN REVIEW 14-09 FOR THE CONSTRUCTION OF 71 RESIDENTIAL UNITS AT 201 EAST LA HABRA BOULEVARD AND 200 NORTH EUCLID STREET, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS, AND SUBJECT TO CONDITIONS.

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

Section 1. The Planning Commission does hereby find and determine that:

- a. City Ventures LLC. filed an application requesting Design Review 14-09 to construct 71 residential units at 201 East La Habra Boulevard and 200 North Euclid Street.
- b. The environmental effects of the proposed project were reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) through the preparation and public circulation of an Initial Study and Draft Environmental Impact Report (DEIR) entitled, "La Habra Civic Center Infill Housing Project (SCH #2014101029)". A Mitigation Monitoring Program was prepared that lists the conditions necessary to reduce the project impacts to a level of insignificance and agencies responsible for their implementation.
- c. The applicant's proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since the proposal will constitute the disturbance of more than 5,000 square feet of soil, a Priority WQMP is required. A preliminary WQMP has been approved and included within the Environmental Impact Report (EIR) (see Appendix D1 of the EIR, attachment 4). All work undertaken will be required to incorporate Best Management Practices (BMPs) as required by the WQMP.
- d. The Planning Commission held a duly noticed public hearing on March 23, 2015 to consider the applicant's request of Design Review 14-09. The Planning Commission, after considering all the written and oral evidence offered, including the staff report and all attachments approves the request.

Section 2. The Planning Commission further finds and determines that:

- a. Pursuant to Section 18.44.050.F.1.c, deviations from the development standards may be granted in order to achieve the goals and objectives of the La Habra Boulevard Specific Plan. Deviations were approved for the side yard setbacks, garage configurations and reduction in the number of required on-site parking spaces.

A parking study was prepared that assessed the impact of the reduction of 38 parking spaces and impact of the use of tandem parking. The analysis concluded that sufficient parking would be available at the peak parking times with the incorporation of conditions. These conditions have been incorporated into the resolution in Section 3 below.

The tandem parking use analysis concluded that tandem parking provides a reasonable solution for the maximization of the available building space. Each residential unit would continue to have two spaces within a garage structure.

The intent of the 15-foot side setback is to provide a buffer between residential uses and adjacent uses. Since there are no structures within close proximity to the proposed residential units on adjacent properties and the proposed setback is what is required for all other R-2 to R-4 zones, no impacts will result.

The height of the structures is below the 35 foot height limited. The adjacent properties have maximum height limitations of 35 feet or more; therefore, the project will not impact the immediate area.

- b. The applicant has succeeded in meeting their burden of providing evidence to support the granting of the Design Review application. The Planning Commission hereby makes the following required findings of the Design Review pursuant to Chapter 18.68.050.A of the La Habra Municipal Code:

1. The proposed plan is consistent with the City's General Plan.

The subject site is designated by the La Habra General Plan 2035 as "Public Faculty. The project proponent has requested to amend the land use designation to Residential Multifamily 1 (15-24 units acre).

The proposed Amendment to the land use designation is consistent with the overall goals and policies of the La Habra General Plan 2035. Specifically, LU 1.1 (Redirect Growth), LU 2.1 (Places to Live), LU 3.3 (A Vigorous and Active Downtown), LU 3.4 (Concentrated Nodes on Arterial Corridors), LU 3.5 (Complete and Livable Neighborhoods), LU 3.7 (Buildings that Engage the street), LU 13.1 (Land Use Mix), LU 13.3 (Lot Consolidation), ED 5.1 (Intensification), ED 5.8 (Multi-Family Infill Development), and H 1.4 (Variety of Housing) which are discussed in Chapter 4.6 "Land Use Planning" of the EIR (SCH 2014101029).

2. The proposed plan is consistent with the City's Zoning Ordinance.

The subject site is zoned SP-1 "La Habra Boulevard Specific Plan". Pursuant to Section 18.44.050.F of the La Habra Municipal Code, Design Review is required for all new construction in the SP -1 zone. The project entails the construction of 71 residential units which are consistent with the requirements of section 18.44.060 "Design

Guidelines” of La Habra Boulevard Specific Plan except for the 15 foot side setback, garage configurations and the number of parking spaces required.

Section 18.44.050.F.1(c) allows the Commission to approve deviation from the prescribed development standards when the overall design achieves the goals of the specific plan. The proposed deviations were determined to be appropriate for this project; therefore, the proposed project is consistent with the City’s Zoning Ordinance.

3. The proposed plan is in the best interest of the public health, safety, and welfare of the community.

The design guidelines in the La Habra Boulevard Specific Plan (Section 18.44.060) were established in order to ensure that buildings, structures, signs, and landscape improvements are in harmony with other structures and improvements, both on the site and in the vicinity of the proposed project. The project achieves these objectives since the design incorporates elements required by the La Habra Boulevard Specific Plan and is architecturally compatible with other buildings within the downtown area. Conditions of approval have been placed on the project to ensure that the public health, safety, and welfare are maintained such as conforming to relevant fire, building, and safety codes. Therefore, the proposed plan is in the best interest of the public and the community.

4. The nature of the proposed land uses and the design is appropriate for the proposed location and is compatible to the surrounding land uses and improvements.

The site is developed as an integrated part of the overall downtown theme. The project will be compatible with the proposed design for the relocation of City Hall across the street, the Community Center, the renovated commercial center at 100 West La Habra Boulevard, the Child Care Center, and the Brio project. Therefore, the proposed project is compatible with the location and surrounding land uses and improvements.

5. The project complies with all requirements of the California Environmental Quality Act.

The environmental effects of the proposed Project were identified and pursuant to the California Environmental Quality Act (“CEQA”) through the preparation and public circulation of an Environmental Impact Report (“EIR”) and related documents. All potential impacts were mitigated to a level of insignificance.

Section 3. This action is subject to the following conditions:

General conditions:

Standard Condition 1.1 CODE COMPLIANCE

The Developer/Homeowner's Association (HOA) shall comply with all applicable City of La Habra Municipal Code Requirements.

Standard Condition 1.2 BUILDING PERMITS

The developer/HOA shall comply with all the applicable California/La Habra Building Code requirements and obtain all required permits from the Chief Building Official. Construction shall comply with the current California/La Habra Building Code (or Residential Code), California/La Habra Plumbing Code, California/La Habra Mechanical Code, California/La Habra Electrical Code, California/La Habra Energy Code, and California/La Habra Green Building Standards Code, as applicable. All plans submitted for building permits must demonstrate intent to comply with California/La Habra Codes to the satisfaction of the Chief Building Official.

Standard Condition 1.3 GRAFFITI ABATEMENT

The developer/HOA shall maintain the property in a clean and orderly condition at all times and remove any graffiti from the site within forty-eight (48) hours of its discovery in matching colors to the existing improvements.

Standard Condition 1.4 LOS ANGELES COUNTY FIRE DEPARTMENT

The developer shall comply with the current Los Angeles County/La Habra Fire Code and Fire Department requirements, as applicable.

Standard Condition 1.5 MINOR MODIFICATIONS

The Director of Community and Economic Development or designee may approve minor modifications through the Administrative Adjustment process to the conditions of approval so long as the intent of the Planning Commission and City Council is maintained.

Standard Condition 1.6 PLANS

This approval is for those plans date stamped February 24, 2015 and which are those plans reviewed and approved by the City of La Habra Planning Commission at its meeting of March 23, 2015. A copy of said plans shall be maintained in the files of the City of La Habra Planning Division. The project shall be developed and maintained in substantial conformance with said plans, except as otherwise specified in these conditions of approval.

Standard Condition 1.9 LANDSCAPE MAINTENANCE

The developer/HOA shall maintain landscaping in a healthy and well-kept manner at all times. Dead or damaged landscape material/vegetation shall be replaced immediately per the approved landscape plan. The irrigation system shall be maintained at all times. Trees shall be permitted to grow to

their maximum height.

Standard Condition 1.18 LITTER

The developer/HOA shall maintain the property in a clean and orderly condition at all times and remove all litter from the exterior areas around the premises, including adjacent public sidewalk areas and parking areas, no less frequently than once each day.

Standard Condition 1.23 ON-SITE DRAINAGE

The developer shall be responsible for the construction of all on-site drainage facilities as required by the City Engineer.

Standard Conditions 1.24 MASTER PLAN OF DRAINAGE

The developer shall provide drainage facilities and easements in accordance with the Master Plan of Drainage and to the specifications of the City Engineer.

Standard Condition 1.26 GAS MAINS

The developer shall install all proposed gas mains and services prior to final paving within tract boundaries as required by the City Engineer.

Standard Condition 1.27 DIVISION OF LAND

The developer shall meet all provisions of Title 17 (Subdivisions) of the La Habra Municipal Code as they relate to the division of land.

Standard Condition 1.28 COMMON OWNERSHIP

The developer shall identify and label by a separate lot number/letter on the final map those portions of the subject property proposed to be held under common ownership.

Standard Conditions 1.29 OPEN SPACE LOTS

The developer shall dedicate open space lot(s) (A) of this tentative map to the Homeowners' Association.

Standard Condition 1.34 GARAGE DOORS

The Developer/HOA shall provide sectional garage doors with automatic openers.

Standard Condition 1.35 PARKING RESTRICTIONS (modified)

The developer shall identify parking restrictions for the project within the Covenants, Conditions, and Restrictions (CC&Rs).

Prior to the recordation of a parcel map/final map

Standard Condition 2.1 UTILITY EASEMENTS

The developer shall ensure that all utility easements are provided to the specifications of the appropriate utility companies and the City Engineer.

Standard Condition 2.2 HORIZONTAL CONTROL SYSTEM

The developer shall have the project surveyor/engineer tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub article 18, and shall submit to the County Surveyor a digital graphics file of said map.

Standard Condition 2.3 RECIPROCAL EASEMENTS

The developer shall provide reciprocal easements ensuring access to all parcels over private roads to the satisfaction of the City Engineer.

Prior to the issuance of preliminary or precise grading permits

Standard Condition 3.1 EROSION CONTROL PLAN

The developer shall submit Erosion Control Plans to be reviewed and approved by the Chief Building Official.

Standard Condition 3.2 SLOPE EASEMENT/RIGHT-OF-ENTRY

The developer shall obtain either slope easements or right-of-entry letters from the adjacent property owner(s) for any grading outside of the project boundaries.

Standard Condition 3.3 HYDROLOGY/HYDRAULIC STUDY

The developer shall provide a complete hydrology and hydraulic study prepared by a qualified engineer to the satisfaction of the City Engineer.

Standard Condition 3.4 SOILS REPORT

The developer shall provide a geotechnical investigation report prepared by a qualified engineer to the satisfaction of the Chief Building Official.

Standard Condition 3.5 DESIGN OF DRAINAGE FACILITIES

The developer shall design all drainage facilities in such a manner as to imitate the manner in which storm water is presently crossing said property line or a drainage acceptance letter shall be obtained from the downstream property owner.

Standard Condition 3.6 STORM WATER POLLUTION PREVENTION PLAN

The developer shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing shall be provided to the Chief Building Official and the City Engineer. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP shall be kept at the project site and be available for review on request. Best Management Practices shall be used during construction to prevent materials and soil from entering the storm drain.

Standard Condition 3.8 PLANS SUBMITTAL

The developer shall provide street improvement plans prepared on standard size sheets by a licensed Civil Engineer. These plans are to be submitted for review and approval by the City Engineer. Standard plan check and inspection fees shall be paid by the applicant.

Standard Condition 3.9 UTILITY PLANS

The developer shall provide all utility plans to be reviewed and approved by the Director of Community and Economic Development or designee and the City Engineer.

Standard Condition 3.11 GRADING

The developer shall grade the subject property in accordance with the Grading Ordinance and to the satisfaction of the Chief Building Official. A grading plan shall be submitted by the applicant/developer for review and approval. Grading shall be in substantial conformance to the Tentative Tract Map and the proposed grading that is approved by the Planning Commission. Surety shall be posted to the satisfaction of the Chief Building Official and the City Attorney guaranteeing completion of grading within the project.

Prior to the issuance of building permits

Standard Condition 4.1 CONDITIONS ON CONSTRUCTION PLANS

The developer shall include the conditions of approval of this resolution on the construction plans.

Standard Condition 4.2 COVENANTS, CONDITIONS, AND RESTRICTIONS

The developer shall submit draft Covenants, Conditions, and Restrictions (CC&Rs) and By-Laws of the Homeowner's Association to the Director of Community and Economic Development and the City Attorney for review and approval. The CC&Rs shall include, but not be limited to, the following provisions:

- a. The CC&Rs and By-Laws shall hold the City harmless from any damage to any private roadways caused by the normal operation of trash trucks.
- b. The CC&Rs and By-Laws shall include a restriction that requires designed car spaces within the garages be open and available for the parking of residents motor vehicles at all times. All residents shall be required to park their private vehicles in the two enclosed garage spaces.
- c. The CC&Rs and By-Laws shall include a restriction that prohibits the parking or storage of any type of recreational vehicle anywhere on the property except for loading or unloading.
- d. The CC&Rs and By-Laws shall require that all roads designated as Fire Lanes be monitored and enforced by the Homeowner's Association at all times.
- f. The CC&Rs and By-Laws shall require that the property owners and/or Homeowner's Association maintain all fences/walls in good condition at all times.
- g. The CC&Rs and By-Laws shall require that the property owners and/or Homeowner's Association maintain building(s) in good condition at all times and shall repaint the approved building(s) and accoutrements every eight (8) years at a minimum. The Director of Community and Economic Development or designee may require more frequent painting if the improvements are not maintained in good condition.
- h. The CC&Rs and By-Laws shall require that the property owners and/or Homeowner's Association re-slurry and re-stripe the driveway and parking areas every five (5) years at a minimum. The Director of Community and Economic Development or designee may require more frequent slurry sealing if the improvements are not maintained in good condition.
- i. The CC&Rs and By-Laws shall require that the property owners and/or Homeowner's Association be responsible for the long-term operations and maintenance of the Treatment Control Best Management Practices (BMPs) and for funding the long-term operation and maintenance of Treatment Control BMPs, contained within the Water Quality Management Plan (WQMP). A copy of said approved WQMP shall be made an attachment or exhibit to the CC&Rs.
- j. The CC&Rs and By-Laws shall include a provision which indicates that the Homeowner's Association will allow governmental personnel access to the property for annual inspections to ensure compliance with the approved WQMP and the National Pollutant Discharge Elimination System Permit.
- k. The CC&Rs and By-Laws shall require that the property owners and/or Homeowner's Association comply with the conditions of approval of EIR 15-01 (SCH 2014101029)
- l. The CC&Rs and By-Laws shall include a provision noting that no street parking permits shall be issued to the residents of this community.
- m. The CC&Rs and By-Laws shall include a provision restricting Residents from parking vehicles in designated guest parking spaces.
- n. The CC&Rs and By-Laws shall include a provision requiring the residents to comply with the approved trash collection plan included in the

document. In addition language shall be included in the documents that require the HOA to contract for trash collection services.

- o. The CC&Rs and By-Laws shall include a provision that indicates that any amendments to the CC&Rs require approval from the City of La Habra Community Development Director.
- p. The CC&Rs and By-Laws shall include a provision that the property owners and/or Homeowner's Association shall maintain the public right of way along La Habra Boulevard and Euclid Street from the face of the curb to the front property line.
- q. The CC&Rs and By-Laws shall include a provision that the property owners and/or Homeowner's Association shall maintain all on-site lighting for private roadways and common walkways.
- r. The CC&Rs and By-Laws shall include a provision that the developer deposit the sum of \$10,000 to the Homeowner's Association for the possible installation of fencing between the project property and the City's property at a future date if desired by the HOA. All fencing plans shall be submitted to the Director of Community Development for review and approval. The funds shall be placed in reserve to the HOA prior to issuance of the last Certificate of Occupancy.

Standard Condition 4.3 FINAL WATER QUALITY MANAGEMENT PLAN

The developer shall submit a Final Priority Water Quality Management Plan (WQMP) to the City for review and approval. This plan shall address the following:

- a. Site Design Best Management Practices (BMPs) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or zero discharge areas, and conserving natural areas.
- b. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan (DAMP).
- c. Incorporates Treatment Control BMPs as defined in the DAMP.
- d. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
- e. Identifies the entity that will be responsible for the long-term operations and maintenance of the Treatment Control BMPs.
- f. Describes the mechanism for funding the long-term operation and maintenance of Treatment Control BMPs.

Standard Condition 4.7 RECORDATION OF FINAL MAP

The developer shall prepare and record a final Tract Map per the requirements of the City Engineer, prior to the issuance of building permits for the first unit.

Standard Condition 4.8 WATER SUPPLY AND SEWER FACILITIES

The developer shall ensure that the water supply facilities and sewer facilities be designed and constructed to the specifications of the City of La

Habra and the Public Works Director and dedicated to the City of La Habra with all incidental fees and costs paid by the developer.

Standard Condition 4.9 PARK DEVELOPMENT FEES

The developer shall pay any applicable City of La Habra Park Development Fee to mitigate the potential impacts on local recreational facilities and recreation services as required by Chapter 15.48 "RESIDENTIAL BUILDING FEES, of the La Habra Municipal Code".

Standard Condition 4.10 SITE LIGHTING PLAN

The developer shall submit a site lighting plan in conformance with city standards for review and approval by the Chief Building Official and the Director of Community and Economic Development or designee prior to the issuance of building permits. The plan shall ensure that all exterior lighting (i.e., parking areas, building areas, and entries) shall employ illumination in a manner that meets the approval of the Chief Building Official and the Director of Community and Economic Development or designee before Building Permits are issued. All light fixtures shall be designed and located in a manner that does not allow spill-over onto adjacent properties. All outdoor fixtures shall be compatible with the Architectural theme for the project.

Standard Condition 4.11 STREET LIGHT INSTALLATION

The developer shall be responsible for installing new street lights to include footings with electrical wiring conduits placed underground, to the satisfaction of the City Engineer and the Southern California Edison Company with the advance energy charges paid. Proof of installation order of the actual street lights shall be provided prior to building permit issuance.

Standard Condition 4.12 TRAFFIC STRIPING AND SIGNING PLAN

The developer shall provide an on-site and off-site traffic striping and traffic signing plan to the satisfaction of the City Engineer.

Standard Condition 4.17 UNDERGROUND UTILITIES

The developer shall provide an approved utility company plan to the City Engineer showing that all on-site utilities within the project will be installed underground in accordance with current utility practices prior to the issuance of Building Permits. All on-site utilities shall be installed prior to certificate of occupancy and before final on-site paving and parkway improvements. All existing aerial utilities shall be removed and/or placed underground including street light wires and other overhead wires. The City Engineer shall have the right to comment, modify, approve or disapprove the utility plan for each utility.

Standard Condition 4.18 WATER AND/OR SEWER SERVICE

The developer shall submit development plans for the property to the Public Works Department so that the District can establish the Terms and Conditions for Water and/or Sewer Service

Standard Condition 4.22 LANDSCAPE PLANS (modified)

The developer shall submit for review and approval a detailed landscape and irrigation plan prepared by a licensed landscape architect to the Director of Community and Economic Development or designee and Public Works. The plan shall include the use of a separate connection, backflow preventer and connection for future reclaimed water service. At a minimum, tree size shall be 24 inch box and shrubs shall be 5 gallon size or equivalent to the satisfaction of the Director of Community and Economic Development or designee. Plans shall include the placement of trees between the dwellings and the property lines adjacent to the La Habra Police Department

Standard Condition 4.23 PERIMETER WALL PLANS

The developer shall submit for review and approval a plan for a decorative masonry wall with decorative cap, along the northern, western and southern (adjacent to the Police Department) property lines. The design plan shall be reviewed and approved by the Director of Community and Economic Development or designee.

Standard Condition 4.27 PRE-CONSTRUCTION MEETING

The developer shall have a pre-construction meeting with City staff prior to any construction activity occurring, to the satisfaction of the Director of Community and Economic Development or designee.

Standard Condition 4.29 RECYCLING PLAN

The developer shall prepare construction and demolition waste recycling plans for review and approval by the Director of Public Works.

Prior to authorization to use, occupy, and/or operate

Standard Condition 5.4 STREET LIGHT INSTALLATION

The required street lights shall be installed to the satisfaction of the City Engineer and Southern California Edison.

Standard Condition 5.7 LANDSCAPE INSTALLATION

The developer shall install all required landscaping and irrigation systems as per the approved plans to the satisfaction of the Director of Community and Economic Development or designee. Upon final inspection, staff will verify quantity, size, placement, and health of all plant material, at which time staff may require replacement or addition of landscaping material to ensure a high

quality planting.

Standard Condition 5.8 STREET TREE INSTALLATION

The developer shall plant street trees per the City of La Habra Master Street Tree Planting Plan and provide metal tree grates and irrigation to each street tree to the satisfaction of the Public Works Director.

Standard Condition 5.9 FINAL WATER QUALITY MANAGEMENT PLAN

The developer shall submit to the City Engineer for review and approval a Final Priority Water Quality Management Plan (WQMP). The WQMP for priority development projects must implement Low Impact Development (LID) principles such that projects infiltrate, harvest, re-use, evapotranspire, or biotreat stormwater runoff.

**Standard Condition 5.10 FINAL WATER QUALITY MANAGEMENT PLAN
BEST MANAGEMENT PRACTICES**

The developer shall demonstrate the following issues related to the WQMP as required by the City Engineer:

- a. Demonstrate that all structural BMPs described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
- b. Demonstrate that the applicant is prepared to implement all nonstructural BMPs described in the Project WQMP.
- c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site and for the future occupiers.
- d. Demonstrate that a mechanism or agreement acceptable to the City has been executed for the long-term funding and performance of BMP operations, maintenance, repair, and/or replacement.

Standard Condition 5.13 CATCH BASIN MARKING

The developer shall mark all catch basins and public access points that cross or abut an open channel with a water quality message in accordance with City Standards as required by the Public Works Director.

Project specific conditions

1. The developer shall comply with all of the mitigation measures of Environmental Impact Report 15-01 (SCH 2014101029).
2. The developer shall label all on-site Fire Department vehicular access roads as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the site plan as required by the Fire Department prior to issuance of building permits.

3. The developer shall install all Fire Department vehicular access roads prior to start of building construction per Fire Code 501.4 as required by the Fire Department.
 - a. The developer shall mark all fire lanes which shall be maintained clear of all encroachments, in accordance with the Title 32, County of Los Angeles Fire Code as required by the Fire Department.
 - b. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line as required by the Fire Department.
 - c. The Developer/HOA shall identify Fire Apparatus Access Roads with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs per Fire Code 505.2 as required by the Fire Department.
4. The developer shall provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance (clear to the sky) vehicular access to within 150 feet of all portions of the exterior walls on the first story of the building as measured by an approved route around the exterior of the building, pursuant to Fire Code Section 503.1.1 & 503.2.2 as required by the Fire Department.
 - a. Parking is permitted on one side of A Street as noted on the site plan.
 - b. Parking is permitted on both sides of B Street as noted on the site plan.
 - c. Parking is not permitted at the entrance of A Street, the end of B Street and on C, D, E, F & G Streets as noted on the site plan.
5. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the Fire Code Official per Fire Code 503.2.2.1 as required by the Fire Department.
6. The Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius per Fire Code 503.2.4 as required by the Fire Department.
7. The developer shall provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" to be located within the development as required by the Fire Department. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads to clearly indicate the entrance to such road or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector per Fire Code 503.3 prior to the issuance of Certificates of Occupancy.

8. The developer shall provide a minimum 5 foot wide approved firefighter access walkway leading from the Fire Department access road to all required openings in the building's exterior walls for firefighting and rescue purposes per Fire Code 504.1 as required by the Fire Department prior to issuance of Certificates of Occupancy.
9. The developer/HOA shall insure that the Fire Apparatus Access Roads not be obstructed in any manner, including the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times per Fire Code 503.4 as required by the Fire Department. Traffic Calming Devices shall be prohibited unless approved by the Fire Code Official, pursuant to Fire Code Section 503.41.
10. The developer/HOA shall provide approved building address numbers . Said numbers shall be installed and maintained in a manner plainly visible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch per Fire Code 505.1. Multiple residential buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1 as required by the Fire Department prior to prior to the certificates of occupancy.
11. The developer shall install one (1) public fire hydrant on Main Street prior to entering the property per the "Fire Hydrant Exhibit" plan dated March 3, 2015 on file with the LA County Fire Department
 - a. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8 and City of La Habra standard Detail W-2.
 - b. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy per Fire Code 901.5.1.
12. The developer shall install two (2) private fire hydrants per the "Fire Hydrant Exhibit" plan dated March 3, 2015, on file with the Los Angeles County Fire Department.
 - a. All on-site fire hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall. Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure per Fire Code Appendix C106.

- b. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation per Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7.
13. The developer shall equip all proposed structures with automatic fire sprinkler systems that are maintained and in accordance with NFPA 13 as required by the Fire Department prior to issuance of Certificates of Occupancy.
14. The developer shall submit 3 copies of the "Draft" final Tract Map to the Los Angeles County Fire Department Land and Development Division for review and approval prior to the approval of the final map by the City of La Habra.
15. The developer shall submit plans for review and approval to the Director of Community Development prior to the issuance of Building Permits for the public right-of way and front landscape setback areas that creates an inviting environment that encourages walkability. The plan shall utilize landscape planters to separate the walkway from the street and provided a shade cover for pedestrians with the use of trees. In addition, the HOA shall be responsible for the maintenance of all private common areas. They shall also be responsible for the maintenance for all improvements from the curb face to the property line and within the access and landscape easement created between the project boundary and the library.
16. The developer shall include an energy efficient landscape design plan that reduces exterior heat gains and heat island effects through the installation of trees, reflective paving materials, and cool roofs to reduce energy demand within the project. The plan shall be submitted for review and approval by the Director of Community Development prior to the issuance of Building Permits.
17. The developer shall provide a plan for up lighting for all trees within the public right of way, street landscape areas, and the walkway between the project and library. The plan shall be submitted for review and approval by the Director of Community Development prior to the issuance of building permits. All approved lighting shall be installed prior to the issuance of Certificates of Occupancy for the final unit.
18. The applicant/developer shall prepare an analysis that documents the total energy savings of the project versus the Building Codes of 2013, including the use of energy efficient appliances, lighting, and alternative-energy infrastructure showing a 20% reduction in energy use prior to the issuance of building permits.

19. The developer shall install bike racks within the project. The locations and designs are to be reviewed and approved by the Director of Community Development with installation to occur prior to the issuance of a final Certificate of Occupancy.
20. The developer shall provide an electrical vehicle charging option for each dwelling unit. The location of the "outlet" shall be shown on the building plans prior to the issuance of Building permits. Conduits to each charging station location shall be provided as required by the Chief Building Official prior to issuance of building permits.
21. The developer shall place a restriction in the CC&Rs requiring all trees planted within the development and public right of way be maintained and allowed to mature to their full height. Trees shall only be permitted to be removed due to disease or an immediate threat to public safety as determined by the Director of Community Development and the Director of Public Works.
22. The developer shall install a gate at the Main Street frontage of the site that shall be used as an emergency ingress/egress only. Said gate shall be equipped with a Knox box(s) for both the Police Department and the Fire Department as required by both agencies, prior to the issuance of the first Certificates of Occupancy.
23. The developer shall improve the abandoned portion of Orange Street with landscaping consistent with the park. Plans shall be reviewed and approved by the Director of Public Works and the Director of Community Development prior to the issuance of Building Permits. All improvements are to be completed prior to issuance of a final Certificate of Occupancy.
24. The developer shall provide all required street, curb, gutter and sidewalk improvements for the closure of Orange Street. Plans are to be submitted for review and approval by the Director of Public Works, the City Engineer, and the Director of Community Development prior to the issuance of Building Permits. All improvements to be completed prior to issuance of a final Certificate of Occupancy.
25. The developer shall install a decorative 8-foot high solid masonry wall (measured from the highest grade) along the common property lines with the La Habra Police Department. Wall and gate plans shall be reviewed and approved by the Director of Community Development prior to the issuance of any building permits for the dwelling units.
26. The developer shall place all mailboxes in accordance with U.S. Postal Regulations and shall be located under a roofed area if located in clusters as reviewed and approved by the Director of Community Development and the La Habra Postmaster prior to issuance of the first Certificate of Occupancy.

27. The developer shall provide for on-site trash storage with a trash pick-up plan to be submitted to the Director of Community Development for review and approval prior to the issuance of Building Permits.
28. The developer shall provide "No Stopping" restrictions at project driveways to ensure adequate sight distance for Option 1 or Option 2 as indicated in the City Ventures La Habra Civic Center Project Traffic Study dated December 2014 prepared by Kimley-Horn and Associates, Inc., to the satisfaction of the City Engineer prior to occupancy of the first unit.
29. The developer shall install left turn improvements on Euclid Street for Option 1 or La Habra Boulevard for Option 2 as indicated in the City Ventures La Habra Civic Center Project Traffic Study dated December 2014 prepared by Kimley-Horn and Associates, Inc., to the satisfaction of the City Engineer. These improvements include striping modifications and "No Stopping" restrictions prior to occupancy of the first unit.

Section 4. Based upon the foregoing, the Planning Commission of the City of La Habra approves Design Review 14-09. The Planning Commission Secretary shall certify to the adoption of this resolution and forward a copy to the City Clerk.

Said motion CARRIED by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Dated: March 23, 2015

ATTEST: _____ APPROVED: _____
Carmen G. Henderson, Secretary Vice Chairman, Jerry Callaghan