

POLICY GUIDELINES

Issuance of an Encroachment Permit for Façade Improvements within the La Habra Boulevard Specific Plan.

The Goals of the La Habra Boulevard Specific Plan are:

1. To make La Habra Boulevard the “theme” street of the City of La Habra. Improvement/developments should be pedestrian orientated by providing safe and convenient street crossing, unique landscaping, lighting, pavement treatment, signage and quality land use developments.
2. To revitalize the La Habra Boulevard Specific Plan Area by enhancing its economic activity through improvements in the public right-of-way and creating land use opportunity for private sector investment and development.
3. To create a new image for the La Habra Boulevard Specific Plan Area by encouraging new development and rehabilitation of existing structures that is attractive and inviting and appropriately designed.
4. To promote the dynamic and multiple use character of the La Habra Boulevard Specific Plan Area by providing an appropriate distribution of commercial, office and residential uses without adversely affecting existing viable areas.

The establishment of the Guidelines for the issuance of Encroachment Permits for façade improvements to buildings constructed adjacent to front and side street property lines, assists in the implementation of the goals of the La Habra Boulevard Specific Plan. The Guidelines are:

1. The Planning Commission may consider and approve exterior building improvements, per the requirements of the Specific Plan, with any proposed encroachment into the public right-of-way clearly noted prior to the issuance of any Encroachment Permit.
2. Exterior building improvements must be determined to be consistent with the La Habra Boulevard Specific Plan.
3. Any proposed encroachment into the public right-of-way shall not interfere with Accessibility Requirements and the American with Disability Act.
4. The encroachment permit shall include language that if the City requires use of the public right-of-way in the future, the property owner shall be responsible for the removal of the improvement. Modification to this requirement may be considered through an Owner’s Participation Agreement approved by the City Council.
5. The encroachment permit shall include language that requires the property owner to obtain liability insurance that holds the City harmless from any claim generated as a result of the planned improvement.

6. Where roof structures or awnings are involved, a minimum of nine feet shall be maintained between the sidewalk and the bottom of the roof structure or awning. In no case may the projection extend into the roadway.
7. The encroachment permit shall include language that the property owner shall be responsible for the replacement of any damaged sidewalk or other public improvement caused as a result of the encroachment into the public right-of-way.
8. The property owner shall be responsible for the cost of the encroachment permit.
9. The Public Works Department shall issue Encroachment Permits.
10. The property owner shall be responsible for maintaining all improvements for which the Encroachment Permit was issued in good condition at all times.