

La Habra, California Municipal Code

Title 18 ZONING

Article III. Special Zones

Chapter 18.44 SP-1 LA HABRA BOULEVARD SPECIFIC PLAN ZONE

18.44.010 Generally.

18.44.020 Uses.

18.44.030 Accessory uses permitted.

18.44.040 Standard of development.

18.44.050 Special development standards.

18.44.060 Design guidelines.

18.44.010 Generally.

- A. Whenever the regulations in this specific plan zone differ from other regulations, within this title the regulations contained herein supersede those sections and other city regulations. Where an issue is not addressed by the regulations in this specific plan zone, the appropriate section of Title 18 shall prevail.
- B. All building construction within the specific plan area shall comply with applicable building codes.
- C. The development standards and design guidelines contained in the specific plan shall apply as an overlay ordinance to all three sub-areas of La Habra Boulevard.
- D. All existing nonconforming uses within the specific plan area shall be subject to the requirements of Section 18.08.070 of the Municipal Code, unless otherwise stated within this chapter. (Ord. 1719 § 1, 2010)

18.44.020 Uses.

See Section 18.06.040. (Ord. 1719 § 1, 2010)

18.44.030 Accessory uses permitted.

- A. On all sites within the plan area designated as residential uses, the following accessory uses are permitted:

1. Accessory buildings necessary to such use located on the same lot or parcel of land including a private garage, the capacity of which shall not exceed three vehicles; and
 2. Home occupation in compliance with the regulations provided in Chapter 18.60 of the La Habra Municipal Code.
- B. On all sites designated for commercial uses, the following accessory uses are permitted:
1. Accessory buildings necessary to such use located on the same lot or parcel of land including storage sheds for exclusive use of the patrons of the stores or business located on-site, provided that appropriate building permits are received; and
 2. Processing or treatment of products which is clearly incidental to the business conducted on-site and provided that not more than five persons and not more than fifty percent of the full area of the building is used in the manufacture or manufacturing or treatment of the products and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration or other similar causes. (Ord. 1719 § 1, 2010)

18.44.040 Standard of development.

Within the boundaries of the La Habra Boulevard specific plan, the following standards of development, as specified below shall apply:

- A. Building Heights.
1. On all parcels with a commercial designation, building heights shall not exceed four stories or fifty feet.
 2. On all parcels with a residential designation, building heights shall not exceed two and one-half stories or thirty-five feet.
 3. No penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment, towers, steeples or other structures shall exceed the height limit provided in this chapter. Radio and television masts, flagpoles, chimneys and smokestacks may extend not more than thirty feet above the height limit provided in this chapter; provided, however, that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances.
- B. Front Setbacks.
1. There shall be a front building setback of not less than ten feet on all land uses within the plan area designated for commercial uses. Such area shall be landscaped. Such landscaping may be a combination of hardscape and softscape (plants) with at least twenty-five percent of the area devoted to softscape.
 2. For residential uses the front setback shall be twenty feet for low-density development and fifteen feet for medium- and high-density development.

3. Cornices, canopies or awnings, eaves, balconies, landings, window boxes or other similar architectural features, not providing additional floor space within the building, may extend into the required front setback area no more than thirty-six inches. Additional encroachment of architectural features may be allowed as approved by the planning commission.
4. Patios provided for uses within areas designated for residential use as private yard area shall not encroach into the setback area.
5. No accessory structure may encroach into any setback area.

C. Side Setbacks.

1. For all side yards along a street frontage there shall be a minimum of a ten-foot setback. Encroachments shall be allowed as described in subsection B of this section.
2. Side setbacks for commercial buildings are not required, except when such building is located on a corner lot or when it is adjacent to any site designated residential.
3. Whenever an interior side lot line of a commercial or multiple family residential use abuts any portion of a single-family residential use there shall be provided a setback of not less than ten feet, such area shall be landscaped. For multifamily residential uses such spaces may be used as private or common yard area.
4. For all uses encroachments are permitted as identified in subsection (B)(3) of this section.
5. For multifamily development the second floor shall be set back fifteen feet. The roof platform created by the difference between the first and second floor may be used for any use consistent with all the other development standards for the plan area.
6. No accessory structure may encroach into any setback area.

D. Rear Setbacks.

1. There shall be a minimum rear setback requirement along the rear property line of all sites designated for commercial uses of not less than twenty feet.
2. There shall be a minimum rear setback requirement along the rear property line of all sites designated for low-density residential uses of not less than twenty-five feet.
3. There shall be a minimum rear setback requirement along the rear property line of all sites designated for multifamily residential consistent with the requirements of subsection C of this section.
4. No accessory structure may encroach into any setback area.

E. Area Requirements. For all sites located in the plan area the minimum standards apply.

1. A minimum lot size for new commercial development shall be five thousand square feet. Minimum lot frontage shall be fifty feet.

2. A minimum parcel size of twenty-four thousand square feet shall be required for new high-density multiple family residential developments. Minimum lot frontage shall be sixty feet.
3. A minimum parcel size of fifteen thousand square feet shall be required for new medium-density multiple family residential developments. Minimum lot frontage shall be sixty feet.
4. Exception. These standards shall not apply to the upgrading, remodeling or overall enhancement or improvement of any existing structure provided that the floor area of such building is not increased more than twenty percent and further provided that there is no decrease in available on-site parking.
5. A minimum lot size of five thousand feet shall be required for all low-density residential uses. Minimum lot frontage shall be fifty feet.
6. Each lot designated for medium-density residential use shall have a minimum of three thousand one hundred feet per dwelling unit.
7. Each lot designated for high-density residential use shall have a minimum of one thousand nine hundred feet per dwelling unit.
8. Maximum land coverage (building footprint) for all multifamily development shall not exceed forty percent.
9. A minimum floor area of one thousand square feet shall be provided for all one-family residential dwellings.
10. A minimum dwelling unit size exclusive of garages, carports, balconies, patios, terraces and open porches shall be provided for all multifamily residential dwellings. The minimum sizes shall be as provided in the following table.

MINIMUM UNIT SIZE

Unit Type	Minimum Square Feet
Bachelor unit	480
One bedroom	700
Two bedroom	900
Over two bedrooms	900 + 150 for each additional bedroom

F. Usable Yard Area.

1. For all commercial uses: none.
2. For all residential uses:

- a. Minimum Area Per Parcel. No parcel used for residential development shall have less than one thousand square feet of usable yard area. Usable yard area must have a minimum dimension of fifteen feet. Exception: up to fifty percent of the required area may be twelve feet.
 - b. Minimum Area Per Dwelling Unit. The minimum required usable yard area shall not be less than two hundred and fifty square feet for each dwelling unit, either as a private usable open space or a combination of private and common open space with at least thirty percent of the units having private open space.
 - c. Private Usable Yard Area.
 - i. The required usable yard area when located on open ground, utilized as patios, terraces, atriiums, or surfaces of courts shall have a minimum dimension of eight feet and a minimum area of ninety-six square feet.
 - ii. The required usable yard area when located on balconies, porches or decks shall have a minimum dimension of seven feet and a minimum area of seventy square feet.
 - d. Common Usable Yard Area.
 - i. The remaining required usable open space shall be part of the common open space and shall not have any dimension less than fifteen feet and shall not be less than four hundred square feet in area.
 - ii. All common yard area shall be conveniently located and readily accessible from all dwellings, shall be screened from adjacent streets and shall be landscaped with lawns, trees, shrubs and other permanently maintained plant materials when not used as swimming pools, game courts or other similar recreational facilities.
 - e. Description.
 - i. The usable yard area required by this chapter shall not be used for parking, driveways, and automobile turning areas or assessorly buildings. The maximum gradient shall be less than five percent.
 - ii. Such usable yard area shall not be located within a required front yard or a side yard abutting a street, or a required rear yard abutting a street.
- G. Parking and Loading—General Regulations, Design Standards, Spaces Required, and Landscaping/Screening. See Chapter 18.14, Off-Street Parking Requirements. (Ord. 1748 § 3, 2013; Ord. 1719 § 1, 2010)

18.44.050 Special development standards.

A. Distance Between Buildings on the Same Lot (Residential Development Only).

- 1. There shall be a minimum distance of ten feet between a building used for dwelling purposes and an accessory building.

2. There shall be a minimum of six feet between accessory buildings.
3. The minimum space between the exterior walls of main buildings shall be twenty feet.

B. Fences and Walls.

1. All fences and walls, excluding masonry and building code approved permanent-finish panels, shall be painted in a color scheme, consistent with the color palette in Chapter 5, Section D of this plan, and improvements shall be maintained in a neat, orderly condition at all times.
2. No portion of the wall or fence shall be used for advertising or display.
3. Any structures that are used as part of the yard boundaries and/or are exposed to view from a street or highway frontage shall be subject to painting, maintenance and sign requirements for fences and walls.
4. No barbed wire, concertina wire, grape stakes or chain link shall be permitted as fencing material.
5. A solid masonry wall six feet in height shall be provided between all neighboring sites of commercial and residential uses. Exception: all walls in front setback areas may not exceed three feet in height.
6. Where a wall required by this plan is located between properties having different grade levels, the height shall be measured from the highest grade.

C. Signs.

1. Commercial Signage Criteria—General.
 - a. Wall-mounted, projecting, and pedestal signage is permitted.
 - b. Signage shall be integrated with the architectural details of the structure. Signage shall be placed so that it does not overlap significant design elements, such as cornices, columns, balustrades, or surface details.
 - c. Colors used in the signage shall complement the color palette used for the building façade. Sign backgrounds shall consist of neutral or muted colors. Bright colors may be used for sign copy or logos as approved by the head planning official or his/her designee.
 - d. Signage should be pedestrian-oriented, generally located no higher than twelve feet above the sidewalk elevation.
 - e. The use of neon signage is permitted. Only one neon sign will be permitted for each business. The use of neon is subject to review by the planning commission.
 - f. Moving or animated signage is not permitted.
 - g. New roof signs and billboards are not permitted.

2. Wall Signs.

- a. Wall signs may be placed above the storefront, between the ends of the building wall line, and no higher than the lowest of the following:
 - i. Twelve feet above grade;
 - ii. The bottom of second story windows or their theoretical location if none exist in a multi-story structure; or
 - iii. The cornice line at the building line.
- b. Signs may not project vertically above the top of the parapet or horizontally beyond the end walls of the structures.
- c. Exceptions to these location standards may be granted for existing or specialized signs, e.g., movie theaters by approval of the planning commission.
- d. The maximum area of a wall sign shall not exceed two square feet per lineal foot of the store frontage. Larger signs may be considered depending on their individual design and architectural merit. Unique oversize logo and identification signs may be considered as exceptions. When an oversize sign is permitted, it shall be limited to the legal name of the business and no other wording (e.g., "hardware" or "videos") shall be permitted.
- e. Wall signs shall be mounted flush to or recessed into the building and fixed securely. They shall not project more than twelve inches from the face of the building wall.
- f. One wall sign shall be permitted on each sidewalk or alley elevation. Provided that the total signage does not exceed the maximum allowed for the site.

3. Window Signs. A window sign is defined as a sign, which is painted, posted, or displayed on an interior translucent or transparent surface, including windows, and doors. The ground level area coverage is not to exceed twenty-five percent of the total window and door area visible from the exterior of the building. No window sign shall be displayed above the first floor.

4. Projecting Signs.

- a. A projecting sign is defined as a sign which is attached to a building or structure and which projects in a perpendicular manner more than twelve inches from the wall surface of the portion of the building or structure to which it is mounted. The maximum allowable area should be sixteen square feet (eight square feet on either side of the sign) per business establishment. No less than six inches should exist between the sign and the building surface to which is mounted. Projecting signs should project no more than four feet from the building wall surface. In no case may a sign project over the public right-of-way. Projecting signs shall be no higher than the lowest of the following:
 - i. Twelve feet from grade; and

- ii. Cornice line of building.
 - b. There shall be no projecting signs lower than eight feet above grade.
 - c. No projecting signs should be less than five feet from any common wall or other point common to two separate business establishments on the same property; nor should any projecting sign be located less than five feet from any other projecting or freestanding sign, whether on the same property or not.
 - d. When a projecting sign is located on a structure in combination with an awning the sign shall be placed below the lowest elevation of the awning and no lower than eight feet above grade, and limited to four square feet on either side of the sign.
5. Freestanding Business Identification Signs. A freestanding sign is defined as a sign which is not part of or attached to any building but located elsewhere on the parcel. The maximum allowable area should be thirty-two square feet (sixteen square feet on either side of the sign). Freestanding signs shall be located at or close to grade, no higher than eight feet from grade within an approved landscaped area, and not to be located in any public right-of-way.
6. Building Tenant Identification. Multi-tenant buildings and businesses with entrances located within building pass-through may list the names of tenants on a building directory located near each major building and/or pass-through entrance. Each tenant is allowed up to two square feet of signage per directory. No directory shall exceed sixteen square feet.
7. Temporary Signage/Banners. Any sign made of poster paint on glass, paper, wood, or plastic, will not be permitted for a continuous period to exceed thirty days. The area of temporary signs may not exceed ten percent of the total window and door area visible from the exterior and not to exceed five square feet per sign. No temporary signs shall be placed in the public right-of-way.
8. Calculation of Sign Area. Signs shall be measured by the area of the geometric shape not exceeding four sides which encloses all words and/or symbols and background material which is a part of the sign.
9. Lighting in Signs.
- a. Lighting may be used to illuminate signage, façade, and architectural details. Illumination levels shall be muted and indirect; excessively bright levels shall not be permitted. Lighting shall not shine directly on adjacent properties or result in glare which affects motorists or pedestrians.
 - b. Lighting fixtures shall be integrated with the structure's architectural details. Units, which overlap or obscure significant details, will not be permitted.
 - c. Flashing and moving lights will not be permitted.
 - d. Neon tube lighting may be used to highlight building details or as signage (following section). Such lighting must be discretely used and well integrated with the façade.

e. Bare bulb illumination is permitted if discretely used and well integrated with the façade.

10. Signage Exceptions.

a. Signs required by law.

b. Signs owned by a government agency.

c. Public utility signs that contain no advertising copy and which are customarily utilized to explain the utility function.

d. One construction sign located on a location where a building or structure is being erected or remodeled, provided that such sign shall not extend more than eight feet above ground level nor exceed forty square feet in area.

e. Temporary real estate signs which indicate that the building, land, or premises is for sale, lease, or rent, provided such signs are located on the property to which they relate and do not exceed twenty square feet in area, and that they are removed immediately upon completion of the transaction.

f. Holiday decorative signs (painted on windows); for a period not to exceed ten days after the holiday, except for Christmas signs which must be removed by January 15th.

g. Traffic/parking signs.

h. Open house signs (on private property).

i. Special civic or volunteer organization event signs; as approved by the city council.

D. Vehicle Repair Standards.

1. All vehicle mechanical and body repair, painting, and upholstery activities shall be permitted only with approval of a conditional use permit by the planning commission. All such uses are subject to the following design standards:

a. All operations shall be conducted within an enclosed building.

b. All areas or structures used shall be so located or soundproofed as to prevent annoyance or detriment to surrounding property.

c. All damaged or wrecked vehicles awaiting repair shall be effectively screened so as not to be visible from any street or surrounding property.

d. All repair activities as described in this section shall be confined to the hours between seven a.m. and seven p.m. daily.

e. No damaged or wrecked vehicles shall be stored for purposes other than repair and shall not constitute an automobile impound yard.

- f. Dismantling of vehicles for purposes other than repair or the sale of used parts is prohibited.
 - g. No goods for sale shall be displayed outside of the building.
 - h. Outdoor storage of recreational vehicles or construction equipment is not permitted.
2. All future development of automobile/vehicle mechanical and body repair, painting, and upholstering activities shall be in compliance with the minimum site development standards as listed in subsection (D)(1) of this section.
 3. All existing automobile/vehicle uses shall have ten years from the effective date of the adoption of the ordinance approving the specific plan update (December 6, 1999) to comply with this section. Exception: any such existing use is remodeled or enlarged shall comply at such time that the remodeling or enlargement takes place.

E. Closing of Automobile/Vehicle Repair and Service Facilities. In the event that automobile/vehicle repairs development is closed and not operated for a period of one hundred eight consecutive days (six months). The chief planner shall notify the property owner last occupying the site that the conditional use permit shall become null and void unless application for an extension of time is made to the planning commission within thirty days. The planning commission shall review any requests for extension as provided in Section 18.66.070. If no extension of time is requested or the planning commission denied an extension of time for the conditional use permit, the chief planner shall so notify the property owner in writing.

Any part of a building, structure or land occupied by an automobile/vehicle repair activity without a conditional use permit, if abandoned, shall not again be used or occupied for an automobile/vehicle repair use. Any part of a building structure or land occupied by any automobile/vehicle repair use which is discontinued for a period of one hundred eighty consecutive days, or more shall not again be used or occupied for an automobile/vehicle repair use, unless a conditional use permit is granted by the planning commission.

F. Design Review. The intent of the site plan design review process set forth in this section is to assure the implementation of the La Habra Corridor specific plan in accordance with the design guidelines and development standards contained in the specific plan, Chapters IV and V and other applicable city of La Habra development and performance standards. Conformance of development is assured through a three-step review process involving: (1) La Habra community development planning department; (2) design review board/planning commission; and (3) planning commissioners.

1. Process.

- a. Planning Department. Prior to the issuance of any minor building permits for interior building changes, landscaping, parking lot plans, minor repair to the exterior of the building, walls and fences, mechanical equipment and similar projects, the chief planner or designee shall first review the permit to determine if the intent and use of the goals and objectives of the specific plan are consistent with the design guidelines contained in this specific plan. Review of projects under this category may be performed over the planning department public counter without a fee.
- b. Design Review Board/Planning Commission. The planning commission shall also act as the design review board for projects within the specific plan. Prior to the issuance of building permits, the design review board shall consider projects of front landscaping if hardscape or encroachment is involved, minor exterior changes such as doors and windows, minor exterior or site changes, exterior colors, freestanding signs and neon sign, and similar projects shall be considered to ensure architectural compatibility. Projects requiring review by the design review board shall be scheduled on the next available planning commission agenda for consideration without fee. The design review board may conditionally approve, approve or deny the application. The decision of the design review board may be appealed to the city council subject to the appropriate appeal fee.
- c. Planning Commission. Prior to the issuance of any building permit, all new development, major remodeling or structural rehabilitation of more than twenty-five percent of the building area, and additions which add to the floor area, a site plan design review shall be approved by the planning commission. An application for a design review shall be filed along with such materials as may be required as per Chapter 18.68, Design Review, of this title excepting that the fee for site plan design review permit shall be one-half of the fee to process a site plan approval permit. Subsequent to the receipt of a complete application, the planning commission shall approve, conditionally approve, or deny any application for design review per the procedures and requirements established in Chapter 18.68, Design Review, of this title. The planning commission may grant deviations from the prescribed development standards guidelines to those parcels which by the nature of their size, location, topography, configuration or other considerations require overall planning design and control in order to achieve the goals and objectives of the specific plan. (Ord. 1735 § 1, 2012; Ord. 1719 § 1, 2010)

18.44.060 Design guidelines.

The following design guidelines for building renovation and new constructions are established to effectuate the achievement of the overall aesthetic goals and objectives of the specific plan. These guidelines are especially designed to provide applicants with a variety of options in achieving the architectural effect of the Early California Spanish Style.

A. Façade Treatments.

1. Building Exterior Finishes. All finishes on the street elevations shall be smooth, semi-smooth or light sand exterior plaster or brick masonry (the intent is to make the wall surface appear to be plastered masonry). The planning commission must review all other proposed textures.

- a. The use of neon as an architectural feature is permitted, provided that it is well integrated with the building façade and adequately maintained. The use of neon is subject to review by the planning commission.
2. Accent Materials/Treatments. Accents shall include at least three of the following:
 - a. Arcades or colonnades (with circle arches, bows or heavy wood timber);
 - b. Arches or bows;
 - c. Brick (new or used);
 - d. Ceramic tile;
 - e. Clay pipe vents;
 - f. Cloth awnings;
 - g. Columns (with plaster banding);
 - h. False second floor treatments (balconies, window, etc.);
 - i. Plaster banding or built up plaster elements;
 - j. Stone;
 - k. Wood (rough sawn heavy timber); and
 - l. Wrought iron.
3. Colors. The following color requirements shall apply to the renovation of existing and construction of new structures within the La Habra Boulevard specific plan area:
 - a. Earth tones shall be used as the base against which bolder, but not necessarily brighter, colors would be used as an accent to articulate design details.
 - b. Alternative colors may be used upon approval by the planning commission.
4. Exterior Pavement Treatments. All paved areas adjacent to any public sidewalk or setback area shall consist of at least one of the following materials:
 - a. Brick;
 - b. Ceramic tile;
 - c. Stamped or colored concrete;
 - d. Stone pavers;
 - e. Or alternate materials as approved by the planning commission.

5. Windows and Doors. All windows shall conform to the following requirements:
- a. At least twenty percent of the building façade shall be in glazing. This percentage may be reduced if a courtyard is provided.
 - b. All windows and doors shall conform to the Early California/Mission Style architecture.
 - c. All aluminum storefronts shall be painted or anodized with an accent color approved by the planning commission. No bare aluminum shall be used.
 - d. The use of reflective “mirror” type glass windows (glazing) or “mirror” type reflective film on glass and metal panels is not permitted.
 - e. All windows and doors shall have accent treatments, which include at least three of the following:
 - i. Awnings and/or eyebrows;
 - ii. Arched or bowed;
 - iii. Double doors (with or without windows);
 - iv. False balcony;
 - v. Muttons and mullions (divided lights—applied or real);
 - vi. Plaster bands;
 - vii. Recessed opening;
 - viii. Wood shutters;
 - ix. Wood lintels;
 - x. Wrought iron;
 - xi. Or other treatments as approved by the planning commission.

B. Roof Material and Form. The following treatments are required on all roofs to enhance and establish design consistency:

1. Roof vents and appurtenances shall be painted a color which will match the roof color.
2. All tiles used on roofs shall be clay or concrete barrel or “s” tiles. Tile colors shall be mixture with a minimum of seventy percent terra cotta. A material of similar texture, color consistency, durability and fire-retardant qualities may be used upon approval of the planning commission. Each tile shall be nonreflective (unglazed) for a soft finish look. Plastic, metal, wood shake and asphalt tiles shall not be permitted.
3. Roof accents shall include at least one of the following:

- a. Chimneys (real or false);
 - b. Finials;
 - c. Heavy timber eaves and beams;
 - d. Tile treatments (tiles at the end of the eaves may be double or triple layered with exposed rusticated mortar to emphasize thickness);
 - e. Tower element;
 - f. Or other treatments as approved by the planning commission.
4. Roof form can consist of flat, mansards, sloped (hip or gable), or any combination provided that the architectural requirements for each type are met.
 5. Mansard type roofs may not have a slope of greater than five is to twelve.
 6. Material on sloping roofs of the same buildings shall be the same on all roof surfaces of the same building.
 7. A three is to twelve to five is to twelve (vertical: horizontal distance) roof pitch is required for all main roof surfaces with the exception of arcades or colonnades.
 8. Roof pitch for attached arcades or colonnades shall be a minimum two is to twelve. Roof types shall be restricted to low pitch gable roofs, with the occasional use of a hip roof or shed roof as an accent at the end of the building.
 9. Flat roofs with parapet walls to screen rooftop equipment are acceptable provided that all screening materials shall be consistent with the wall treatment materials listed in subsection (A)(2), Accent Materials/Treatments.
 10. Solar panels are to be flush with the roof slope and screened from view.
 11. Mechanical equipment and utilities shall be architecturally screened from view. Rooftop mechanical equipment and appurtenances to be used in the operation or maintenance of a building shall be arranged so as not to be visible from any point at or below the roof level of the subject building. This requirement shall apply in construction of new buildings that result in significant changes in such rooftop equipment and appurtenances. The features so regulated shall in all cases be either enclosed by outer building walls or parapets, or grouped and screened in a suitable manner, or designed in themselves so that they are balanced and integrated with respect to the design of the building. Minor features not exceeding one foot in height shall be painted but otherwise exempted from this regulation.

C. Awnings.

1. All awnings shall be presented to the planning commission for review.

2. Cloth awnings will be permitted to provide shade to a storefront and identification through graphics. Metal and glossy vinyl awnings are prohibited. Colors may include earth tones and bright colors as approved by the planning commission. Fade-resistant fabrics should be used and replaced no less often than once every three years.
3. Signage will be restricted to the horizontal edge of the awning. In special cases, with planning commission approval, signage may be permitted on the sloped elevation of the awning. This signage may include logos or graphics.
4. Awnings shall be integrated with the architectural design character of the structure. They shall be placed to complement the rhythms established by storefront windows, doors, columns, cornices, and other elements and not overlap or obscure any significant design feature.
5. An awning may project no more than four feet from the structure's façade and shall be a minimum of eight feet above the sidewalk.
6. All new awnings in integrated storefront or centers shall match or substantially conform to existing approved awnings.
7. All awnings over public property shall be retractable.
8. All awnings require approval of permits by the building official.

D. Security/Access. Security systems for businesses along La Habra Boulevard are recommended to protect the safety of customers and property. Specific architectural measures shall include the following:

1. Exterior Lighting. All new development or major remodeling shall include illumination of the property using light standards or building-mounted lights, which enhance the streetscape. Standards should be oriented to the pedestrian level and placed to shed light on the entrances to the shops, walkways, courtyards and parking lots.
2. Interior Spaces. Storefront windows should be illuminated and allow visual observation of interior spaces from the exterior.
3. Street Addresses. Street address numbers shall be posted in minimum ten-inch high letters on both the front and any rear elevation which faces an alley for all structures for loading/delivery, customer convenience and emergency personnel. (Ord. 1719 § 1, 2010)

Contact:

City Clerk: 562-383-4030

Published by [Quality Code Publishing, Seattle, WA](#). By using this site, you agree to the [terms of use](#).

