

City of La Habra
P.O. Box 337
La Habra, CA90631

ORDINANCE NO. 929

EXEMPT
C8

AN ORDINANCE OF THE CITY OF LA HABRA, CALIFORNIA,
APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR
THE DOWNTOWN REDEVELOPMENT PROJECT

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WHEREAS, the Redevelopment Agency of the City of La Habra, California, (hereinafter referred to as the "Agency" did formulate and prepare the proposed Redevelopment Plan for the Downtown Redevelopment Project; and

WHEREAS, the Planning Commission of the City of La Habra has submitted its report and recommendation, recommending approval of said proposed Redevelopment Plan; and

WHEREAS, the Agency did adopt rules for owner participation in the Project Area; and

WHEREAS, the Agency did submit to the City Council of the City of La Habra said Redevelopment Plan including the Report of the Agency; and

WHEREAS, after due notice, a joint public hearing has been held by the Agency and this Council; and

WHEREAS, at said joint public hearing the City Council of the City of La Habra heard and passed upon all oral testimony; and

WHEREAS, the reports and recommendations of the Planning Commission and the Agency were approved by the City Council in said Redevelopment Plan pursuant to the provisions of Section 33363.5 of the California Health and Safety Code; and

WHEREAS, all references herein to the Redevelopment Plan shall refer to the Redevelopment Plan as approved by the City Council; and

WHEREAS, all action required by law has been taken by all appropriate public agencies;

NOW, THEREFORE, the City Council of the City of La Habra does ordain as follows:

Section 1. The purposes and intent of the City Council with respect to the Project Area are to:

- (1) Eliminate the conditions of blight existing in the Project Area;

RECORDED IN OFFICIAL RECORDS
OF ORANGE COUNTY, CALIFORNIA
0 Min. 8 AM DEC 31 1975
Past
J. WYLIE CARLYLE, County Recorder

- 1 (2) Insure, as far as possible, that the causes of
2 blighting conditions will be either eliminated
or protected against;
- 3 (3) Provide participation for owners in the Project
4 Area;
- 5 (4) Encourage and insure the rehabilitation, rebuild-
6 ing, and development of the Project Area;
- 7 (5) Encourage and foster the economic revitalization
8 of the Project Area;
- 9 (6) Redevelop and rebuild certain public facilities
10 in the Project Area to provide safer and more
efficient public services.

11 Section 2. The Redevelopment Plan for the Downtown Rede-
12 velopment Project is hereby incorporated herein by reference and
13 made a part hereof as fully as if set out at length herein. Three
14 copies of said Downtown Redevelopment Plan marked Exhibit "A",
15 Ordinance No. 929 and certified by the City Clerk are on file in
the office of the City Clerk.

16 Section 3. The Redevelopment Plan for the Downtown
17 Redevelopment Project hereby is approved and adopted and desig-
18 nated the official redevelopment plan for the Downtown Project Area.

19 Section 4. The City Council hereby finds and determines
20 that:

- 21 (1) The Project Area is a blighted area, the redevelop-
22 ment of which is necessary to effectuate the
23 public purposes declared in the Community Rede-
velopment Law of the State of California;
- 24 (2) The Redevelopment Plan for the Downtown Redevelop-
25 ment Project will redevelop the Project Area in
26 conformity with the Community Redevelopment Law
of the State of California and in the interests
of the public peace, health and safety and welfare;
- 27 (3) The adoption and carrying out of the Redevelopment
28 Plan for the Downtown Project is economically
sound and feasible;
- 29 (4) The Redevelopment Plan for the Downtown Redevelop-
30 ment Project conforms to the General Plan of the
City of La Habra;
- 31 (5) The carrying out of the Redevelopment Plan for
32 the Downtown Project will promote the public
peace, health, safety and welfare of the City of
La Habra and will effectuate the purposes and
policies of the Community Redevelopment Law of
the State of California;

- 1 (6) The condemnation of real property, as provided
2 for in the Redevelopment Plan for the Project
3 Area, is necessary to the execution of the
4 Redevelopment Plan and adequate provisions have
5 been made for payment for property to be acquired
6 as provided by law;
- 7 (7) The Redevelopment Plan provides for a feasible
8 method for the relocation of families and
9 persons displaced from the Project Area when-
10 ever the temporary or permanent displacement
11 of any occupants of housing facilities in the
12 Project Area becomes necessary.
- 13 (8) There are or are being provided in the Project
14 Area or other areas decent, safe, and sanitary
15 dwellings equal in number to the number of and
16 available to such displaced families and persons
17 and reasonably accessible to their places of
18 employment.
- 19 (9) The Redevelopment Plan for the Project Area
20 will afford a maximum opportunity consistent
21 with the sound needs of the community as a whole
22 for the redevelopment of such area by private
23 enterprise;
- 24 (10) In order to implement and facilitate the effec-
25 tuation of the Redevelopment Plan hereby approved
26 and adopted, it is found and determined that
27 certain official action must be taken by the City
28 Council with reference, among other things, to
29 change in zoning, the closing of existing streets,
30 and other public ways, the location and relocation
31 of sewer and water mains and other public facili-
32 ties, and other public action, and accordingly
the City Council hereby:
- (a) Pledges its cooperation in helping to carry
out such Redevelopment Plan; and
- (b) Requests the various officials, departments,
boards and agencies of the City of La Habra
having administrative responsibilities in
the premises likewise to cooperate to such
end and to exercise their respective func-
tions and powers in a manner consistent with
said Redevelopment Plan; and

Section 5. The City Council hereby declares that permanent housing facilities will be available within three years from the time occupants of the project area are displaced; and that pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

1 Section 6. All written and oral objections to the Redevelop-
2 ment Plan are hereby overruled.

3 Section 7. The City Clerk hereby is directed to send a
4 certified copy of this Ordinance to the Agency and the Agency hereby
5 is vested with the responsibility for carrying out the Redevelopment
6 Plan for the Downtown Redevelopment Project.

7 Section 8. The City Clerk hereby is directed to record
8 with the County Recorder of Orange County a description of the land
9 within the Project Area and a statement that proceedings for the
10 redevelopment of the Project Area have been instituted under the
11 California Community Redevelopment Law. The Agency hereby is
12 directed to effectuate recordation in compliance with the provisions
13 of Section 27295 of the Government Code to the extent applicable.

14 Section 9. The Department of Community Development &
15 Planning (Building and Safety) of the City of La Habra is hereby
16 directed for a period of three years after the effective date of this
17 Ordinance to advise all applicants for building permits within the
18 Project Area that the site for which a building permit is sought for
19 the construction of buildings or for other improvements is within a
20 redevelopment project area.

21 Section 10. The City Clerk is directed to transmit a copy
22 of the description and statement recorded by the Clerk pursuant to
23 Section 8 of this Ordinance, a copy of this Ordinance, and a map or
24 plat showing the boundaries of the Project Area to the Auditor and
25 Tax Assessor of Orange County, to the governing body of each of the
26 taxing agencies which levies taxes upon any property in the Project
27 Area, and to the State Board of Equalization.

28 Section 11. Whenever, in the accomplishment of the Rede-
29 velopment Plan it becomes necessary to institute any proceeding for
30 change of zone, change of grade, street closing, street widening, or
31 other similar proceedings, the City will institute the proceedings,
32 where applicable law permits, without cost to the Agency. In no

1 event shall any charge be made to the Agency, or any deposit be re-
2 quired of the Agency, where a charge or deposit would not be required
3 by any other government agency.

4 Section 12. Severability. If any section, subsection,
5 sentence, clause, phrase, or portion of this Ordinance, or the
6 application thereof to any person, firm, corporation or circumstance,
7 is for any reason held to be invalid or unconstitutional by the
8 decision of any court of competent jurisdiction, such decision shall
9 not affect the validity of the remaining portions of this Ordinance.
10 The Council of the City of La Habra hereby declares that it would
11 have adopted this Ordinance and each section, subsection, sentence,
12 clause, phrase, or portion thereof, irrespective of the fact that
13 any one or more meetings, subsections, sentences, clauses, phrase,
14 or portion be declared invalid or unconstitutional.

15 Section 13. The City Clerk shall certify to the passage
16 and adoption of this Ordinance and shall cause the same to be posted
17 as required by law.

18 - - - - -

19 The foregoing ordinance was regularly introduced at a
20 regular meeting of the La Habra City Council held on the 23rd of
21 October, 1975, and was thereafter adopted at an adjourned meeting
22 held on the 29th of October, 1975 by the following roll call vote:

23 AYES: COUNCILMEMBERS: YOUNG, STEVENS, NEVIL, AND MAYOR GRAHAM
24 NOES: COUNCILMEMBERS: NONE
25 ABSTAINED: COUNCILMEMBERS: ABSTAINED

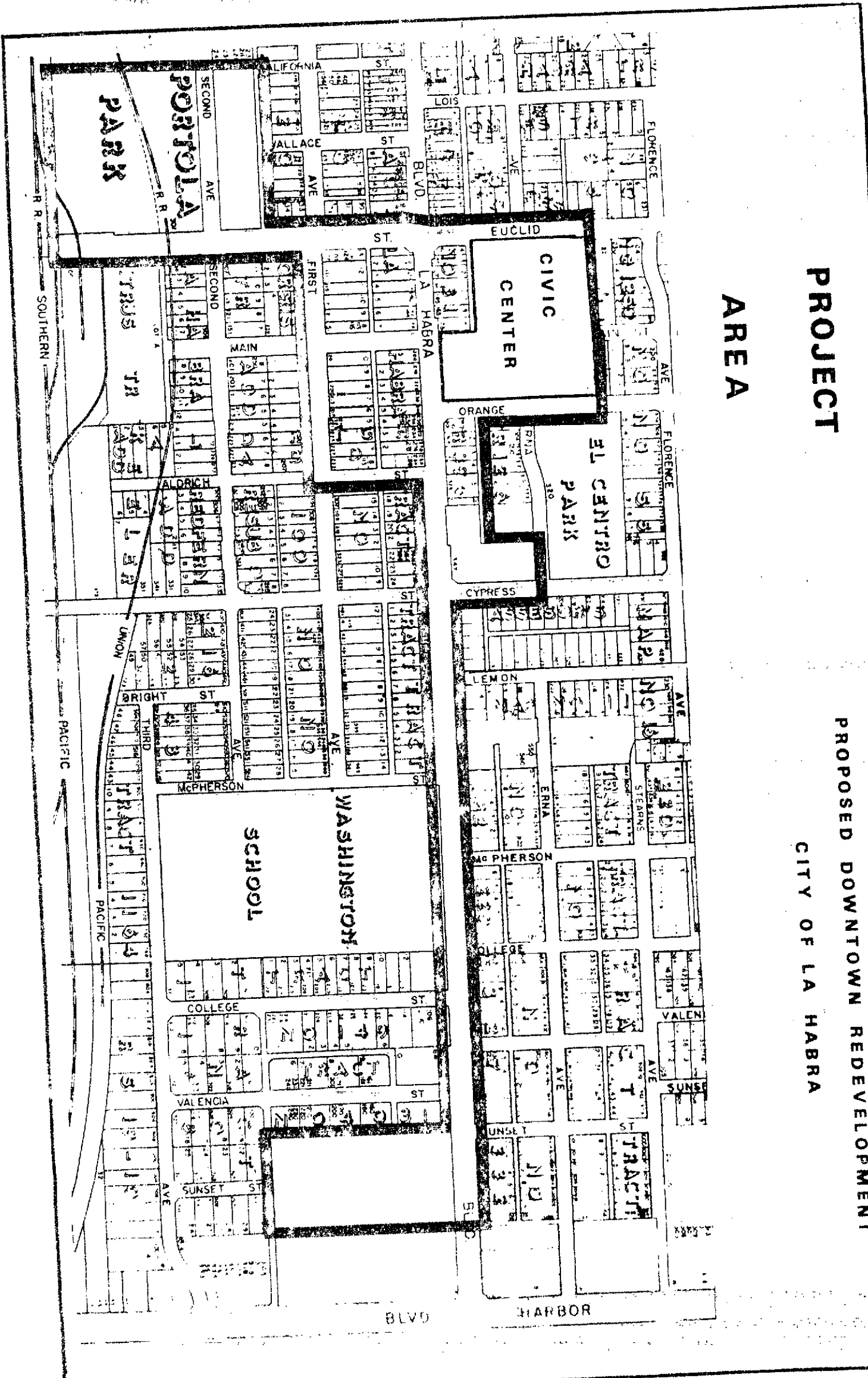
26 APPROVED: Beth Graham
Beth Graham, Mayor

27
28 ATTEST:

29 Joann Jelly
30 Joann Jelly, Deputy City Clerk
31
32

The Downtown Project Area is specifically described as follows:

Beginning at a point created by the intersection of the Easterly right-of-way line of Cypress Street (60 feet wide) and the Northerly right-of-way line of La Habra Boulevard (80 feet wide), said Northerly line being parallel with and 40 feet North measured at right angles from the centerline of La Habra Boulevard; thence Easterly along said North right-of-way line 2303.43 feet to a point in the Easterly right-of-way line of a 15 foot wide alley, said alley being 325 feet, more or less, West of the centerline of Harbor Boulevard (100 feet wide); thence Southerly leaving the Northerly right-of-way line and following the Southerly prolongation of the Easterly right-of-way line of said alley South $0^{\circ}02'$ East 700.43 feet, more or less, to a point in the Southerly line of land as shown on a Record of Survey Map recorded in Book 5, Page 28 of Official Records of Orange County; thence Westerly following said Southerly line to a point being in the Easterly line of Tract No. 4031; thence Northerly following said East line of Tract No. 4031 to a point in the Southerly right-of-way line of La Habra Boulevard (80 feet wide), said Southerly line being parallel with and 40 feet South measured at right angles from the centerline of La Habra Boulevard; thence Westerly along said South right-of-way line to a point in the Easterly right-of-way line of Aldrich Avenue (40 feet wide); thence Southerly along said Easterly right-of-way line and its Southerly prolongation 375 feet to a point in the Southerly right-of-way line of First Avenue (70 feet wide); thence Westerly along said Southerly right-of-way line and its Westerly prolongation 860.7 feet to a point in the Easterly right-of-way line of Euclid Street (80 feet wide); thence Southerly along said Easterly right-of-way line 844.5 feet, more or less, to a point in the Northerly right-of-way line of the Southern Pacific Railroad; thence Westerly following the said North line of the Southern Pacific Railroad 700.15 feet, more or less, to a point in the Westerly line of land as shown on a Parcel Map recorded in Book 53, Page 40 of Official Records of Orange County; thence Northerly along said Westerly line to a point in the Southerly right-of-way line of Second Avenue, (60 feet wide), said Southerly line being parallel with and 30 feet South measured at right angles from the centerline of Second Avenue; thence Westerly along the Westerly prolongation of said South line of Second Avenue 25 feet to a point in the Westerly right-of-way line of California Street (25 feet wide), said Westerly line being parallel with and 25 feet West measured at right angles from the centerline of California Street; thence Northerly 200 feet along said Westerly line to a point created by the intersection of said Westerly line with the Westerly prolongation of the South line of an alley (15 feet wide), said South line being parallel with and 7.5 feet South measured at right angles from the centerline of said alley; thence Easterly along said prolongation and said South line of the alley to a point in the Westerly right-of-way line of said Euclid Street (80 feet wide); thence Northerly along said Westerly right-of-way line 1116.44 feet, more or less, to a point created by the intersection of said West line of Euclid Street with the Westerly prolongation of the Northerly right-of-way line of an alley (5 feet wide); thence Easterly along said prolongation and said Northerly right-of-way line 395.24 feet to a point in the Westerly right-of-way line of Main Street (60 feet wide); thence Northerly along said Westerly right-of-way line 7.51 feet, more or less, to a point created by the intersection of said Westerly line of Main Street with the Westerly prolongation of the Northerly property line of Lots 14 and 15 as shown on the map of Tract No. 1155, recorded in Book 36, Page 18 of Miscellaneous Maps, records of Orange County, California; thence Easterly along said Northerly property line of Lots 14 and 15, 330.52 feet to a point in the Easterly right-of-way line of Orange Street (60 feet wide); thence Southerly along said Easterly right-of-way line 403.95 feet to a point in the Southerly property line of Lots 1 through 6 as shown on the map of Tract No. 1216 recorded in Book 38, page 3 of Miscellaneous Maps, records of Orange County California; thence Easterly along said Southerly property line and its Easterly prolongation 456.25 feet to a point in a line being parallel to and 174.75 feet West measured at right angles from the centerline of Cypress Street (60 feet wide); thence Northerly along said parallel line 215.2 feet to a point in the Northerly right-of-way line of Erna Avenue (50 feet wide); thence Easterly along said Northerly right-of-way line and its Easterly prolongation 204.75 feet to a point in the Easterly right-of-way line of previously said Cypress Street; thence Southerly along said Easterly right-of-way line of Cypress Street 340.2 feet to the point of beginning.



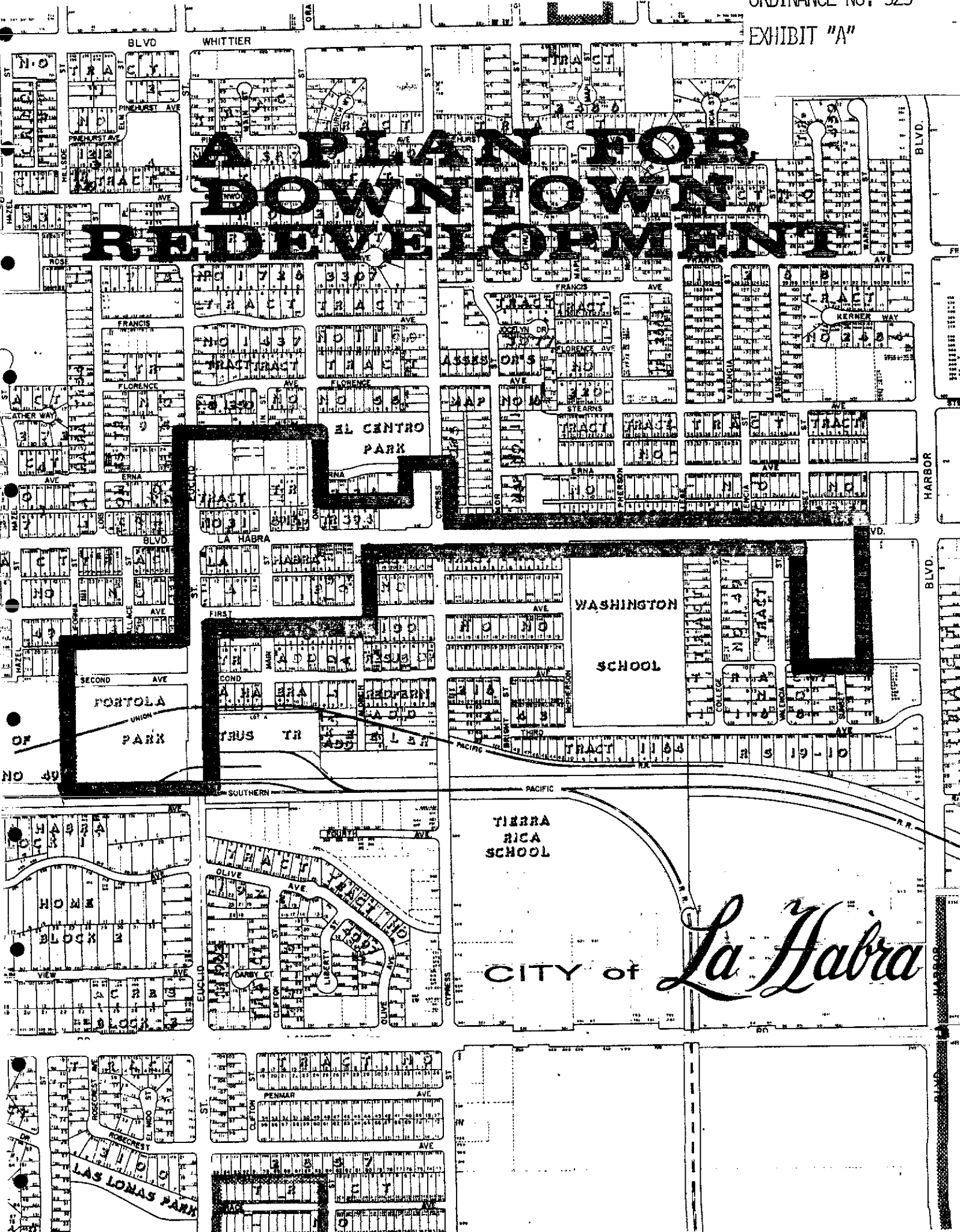
PROJECT AREA

PROPOSED DOWNTOWN REDEVELOPMENT

CITY OF LA HABRA

FIGURE 1

APRIAN FOR DOWNTOWN REDEVELOPMENT



CITY of

La Habra

A PLAN FOR DOWNTOWN REDEVELOPMENT

**Prepared and Submitted by
La Habra Redevelopment Agency**

Submitted:
September 22, 1975

Public Hearing:
October 23, 1975

Approved and Recommended:
Planning Commission
September 22, 1975

Ordinance 929 Adopted:
City Council Oct. 29, 1975

Ordinance 929 Effective: December 29, 1975

Legal Description and Map Corrected Feb. 23, 1976.

(Reprinted Nov. 18, 1976)

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 DOWNTOWN PROJECT AREA

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A REDEVELOPMENT PLAN

For The

DOWNTOWN PROJECT AREA

City of La Habra, California

I. INTRODUCTION

The Redevelopment Plan for the Downtown Project Area has been prepared as a result of the Mayor's ad hoc Economic Development Committee Study which recommended the initiation of a redevelopment project as a critical step in upgrading a portion of the City of La Habra that now shows signs of decline in terms of economic activity and environmental quality.

Basic to La Habra's redevelopment strategy is a plan to make maximum use of private enterprise in eliminating the negative conditions of blight. Public improvements, such as streets and open space, and design features will be used to encourage private redevelopment. Land assembly will be done by/or with assistance from the Redevelopment Agency only where it becomes essential for assembling suitable parcels.

The Redevelopment Plan for the Downtown Project Redevelopment project has been prepared by the La Habra Redevelopment Agency pursuant to the Community Redevelopment Law of the State of California, the California Constitution and all applicable local laws and ordinances.

I.2 Project Area Selection

In the selection of the Project Area, the following criteria were utilized as a base:

- A. The existence of blight as defined in the Community Redevelopment Law of the State of California.
- B. The existence of possible anchor developments to form the framework for correcting blighting conditions within the Project Area.

It should be noted that not all improvements and land within the Project Area are detrimental and injurious to the Project Area. The Plan also includes lands that are **not** injurious to the Downtown Project Area, but whose inclusion is necessary for the effective implementation of the Redevelopment Project.

The reasons for selecting the Project Area include:

- A. Portions of the Project Area lack proper utilization which is resulting in a stagnant and unproductive condition for land that is potentially useful and valuable.
- B. Mixed and shifting land uses resulting from faulty original planning.
- C. The subdivision and sale of lots of inadequate size for proper usefulness and development.

- D. Inadequate streets to support additional development.
- E. Defective design and character of the physical construction of structures and portions of the commercial strip resulting in physical and functional obsolescence.
- F. Generally, the Project Area has a poor overall image and does not offer the amenities that are now critically important factors in development and maintenance of a competitive and viable commercial and/or residential area.

Social and Demographic Factors

Even though there may be a very minor amount of residential displacement and relocation, the Project must be related to the social and economic character of both the Project Area and the City of La Habra. The following table (Table One) relates selected characteristics of census tracts including the Project Area with the same characteristics at a City level.

TABLE ONE: SELECTED DEMOGRAPHIC CHARACTERISTICS

<u>CHARACTERISTICS</u>	<u>LA HABRA</u>	<u>AFFECTED CENSUS TRACTS (12&14.04)</u>	<u>PROJECT AREA</u>
Population (1970)	41,350	8,017	45
% Below Poverty Level	6.1%	10.4%	N/A
%65 and Over	5.5%	9.97%	59.6%
% Minority	16.1%	22.5%	N/A
Owner Units	8,232	1,352	3
Renter Units	4,430	1,677	15
Median Home Value	\$24,872	\$19,600	\$19,100
Median Rent	\$134	\$128	\$107
% Over-Crowded Units	6.01%	9%	29.2%
Persons/Unit	3.15	2.65	2.25

Analysis of the data included in Table One indicates that concentrations of elderly households, households below the poverty level, and overcrowded units do exist in or near the Project Area. It is anticipated there may be a relocation of 18 families (total residential units in Project Area), although it is anticipated that the proposed relocation of families within the succeeding five-ten years will not exceed 7.5 families.

Economic Factors

An economic analysis indicates:

- A. The downtown trade area has decreased in relation to other portions of Orange County and other portions of the City.
- B. Vacancies within or immediately adjacent to the Project Area are increasing.

The analysis points out that in order to avoid additional declines in trade area capture and sales, it will be necessary to improve automobile and pedestrian circulation within the area and upgrade the design and condition of the retail facilities. The establishment of additional population in the immediate area will provide a local market for downtown business.

Assessed Valuation

The assessed valuation of the Project Area as of the 1975-76 County assessments total \$648,260.00 as compared to an

assessed valuation for the entire City of La Habra of \$147,175,325.00. The Project Area assessed valuation is less than 1/2 percent of the entire City.

1.3 Implementation Provisions

Proposed Redevelopment Actions

The Agency proposes to eliminate and prevent the spread of blight in the Project Area by:

- A. Acquisition of certain real property and property rights;
- B. Relocation assistance to displaced non-residential and residential occupants;
- C. Demolition or removal of certain buildings and improvements;
- D. Installation, construction or reconstruction of streets, utilities, and other public improvements;
- E. Disposition of property acquired for uses in accordance with this Plan.
- F. Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan.

II. CONFORMANCE WITH GENERAL PLAN

The following excerpts from the Land Use Element of the General Plan are hereby set forth to establish the validity of the proposed Downtown Redevelopment Plan in respect to the General Plan.

CENTRAL BUSINESS DISTRICT

The General Plan proposes 13.1 acres for the central business district plus an additional 18.0 acres of commercial-residential use - totaling 31.1 acres of land.

Two major factors have initiated and hastened the decline of downtown La Habra:

- * Development of modern, neighborhood, community and regional shopping centers nearby, and
- * failure of downtown merchants and property owners to take concerted action to meet the competition.

Nothing can be done about the shopping centers; they are there, many are prospering, they are serving the community well. They are offering lesson after lesson to the downtown merchant.

Something must be done about downtown. Years of inaction prove that ignoring a problem doesn't make it go away. Downtowns throughout the country have the same problem, and at long last many are waking up and taking bold action. Downtown people across the nation are doing things, making changes, thinking big, spending big, innovating, and above all -- working together.

La Habra, like those of many other downtowns, has heard "paint-up", "clean-up", "mall", "divert traffic", "rear entrances", "anchor store", "promote". These words have become cliches, but they still can have great meaning and importance . . . not one at a time, but as parts of a purposeful, integrated program for revitalization. The pill-at-a-time

patent medicines won't work on this patient; only a comprehensive, thorough plan or treatment will lead to recovery. It may be a slow convalescence but each sign of improvement will encourage the patient and renew his faith in the treatment - and his energy to pursue it.

The Plan proposes expansion and development of the City's Civic Center as the "hub" of downtown La Habra. The new blood that will be injected into the district will certainly have a stimulating effect.

The Plan proposes that on the east and west fringes of the retail and Civic Center core of the district, a commercial residential area be developed. This would include high density apartments with limited commercial uses such as offices and light retail establishments.

This would allow an economic use of the presently over-zoned commercial areas which are not attracting new business - in fact businesses have moved out of the district. Further, it is anticipated that it would attract a substantial population and purchasing power who would find it convenient to shop here.

The first treatment the central area needs is a large dose of cooperative spirit. With cooperative spirit at a high pitch the downtown area people should start producing detailed ideas and plans. It is too early for specific plans now. A certain amount of economic research would be needed as a framework for a program.

Downtown La Habra would be a good location for offices and various specialty shops. It especially needs some good restaurants; they would be patronized by offices, Civic Center, business people and customers working and shopping in the district.

Many possibilities will come to mind when economic facts are collected, facts on such subjects as what kinds of stores have had to move out of the district, what kinds are still prospering which are borderline, what kinds are coming in, what real coordinated merchandising might mean.

Once a program for downtown revitalization is worked out, once things start happening in an orderly succession, then the customers will come back, then new business can be attracted, (they will probably invite themselves!) then things will gain momentum, with each accomplishment stimulating the next.

But, the initiative, the spirit, and the bulk of the effort must come from the downtown merchants and property owners working together. Isolated, small-scale efforts will have no lasting effect. The City stands ready to assist in any way possible, but it is not up to the City to convince the businessmen of the virtues and benefits of cooperation, bold thinking, and aggressive action.

COMMERCIAL - RESIDENTIAL

Eighteen acres of central area land have been proposed as commercial-residential.

As described in the Central Business District section of this Report, the General Plan proposes adjacent to the business core, Civic Center and El Centro Park area that an area be devoted to high density multiple family residential in conjunction with limited commercial establishments.

Such area might include conventional apartments, town houses and even high-rise apartments.

The General Plan recommends that appropriate zoning provisions be adopted to insure a proper and reasonable development.¹

It is the objective of this Redevelopment Plan to follow the proposals of the General Plan in the use of land and for the revitalization of the downtown area. It will be apparent that this Plan follows closely the guidelines of the General Plan in its basic concept and philosophy as applied to downtown redevelopment for the City of La Habra.

This Redevelopment Plan, like the General Plan, proposes expansion and development of the City's Civic Center as the "hub" of downtown La Habra.

1. General Plan, Land Use Element, pages 22-25.

This Redevelopment Plan, like the General Plan, includes medium to high density apartments on the east fringe of the Civic Center and at the east end of the Project Area.

This Redevelopment Plan, like the General Plan, encourages the location of offices, various specialty shops, branch offices of financial institutions, and good restaurants in the Downtown area.

The Redevelopment Plan will provide for the improvement of Portola Park. This area is presently zoned OS, Open Space, also in conformity with the General Plan.

III. DESCRIPTION OF BOUNDARIES: (See Corrected February 23, 1976)

~~The Downtown Project Area is specifically described as follows:~~

~~Beginning at a point created by the intersection of the Easterly right-of-way line of Cypress Street (60 feet wide) and the Northerly right-of-way line of La Habra Boulevard (80 feet wide), said Northerly line being parallel with and 40 feet North measured at right angles from the centerline of La Habra Boulevard; thence Easterly along said North right-of-way line 2303.43 feet to a point in the Easterly right-of-way line of a 15 foot wide alley, said alley being 325 feet, more or less, West of the centerline of Harbor Boulevard (100 feet wide); thence Southerly leaving the Northerly right-of-way line and following the Southerly prolongation of the Easterly right-of-way line of said alley South $0^{\circ}02'$ East 700.43 feet, more or less, to a point in the Southerly line of land as shown on a Record of Survey Map recorded in Book 5, Page 28 of Official Records of Orange County; thence Westerly following said Southerly line to a point being in the Easterly line of Tract No. 4031; thence Northerly following said East line of Tract No. 4031 to a point in the Southerly right-of-way line of La Habra Boulevard (80 feet wide), said Southerly line being parallel with and 40 feet South measured at right angles from the centerline of La Habra Boulevard; thence Westerly along said South right-of-way line to a point in the Easterly right-of-way line of Aldrich Avenue (40 feet wide); thence Southerly along said Easterly right-of-way line and its Southerly prolongation 375 feet to a point in the Southerly right-of-way line of First Avenue (70 feet wide); thence Westerly along said Southerly right-of-way line and its Westerly prolongation 860.7 feet to a point in the Easterly right-of-way line of Euclid Street (80 feet wide); thence Southerly along said Easterly right-of-way line 844.5 feet, more or less, to a point in the Northerly right-of-way line of the Southern Pacific Railroad; thence Westerly following the said~~

(See corrected February 23, 1976)

North line of the Southern Pacific Railroad 700.15 feet, more or less, to a point in the Westerly line of land as shown on a Parcel Map recorded in Book 53, Page 40 of Official Records of Orange County; thence Northerly along said Westerly line to a point in the Southerly right-of-way line of Second Avenue, (60 feet wide), said Southerly line being parallel with and 30 feet South measured at right angles from the centerline of Second Avenue; thence Westerly along the Westerly prolongation of said South line of Second Avenue 25 feet to a point in the Westerly right-of-way line of California Street (25 feet wide), said Westerly line being parallel with and 25 feet West measured at right angles from the centerline of California Street; thence Northerly 200 feet along said Westerly line to a point created by the intersection of said Westerly line with the Westerly prolongation of the South line of an alley (15 feet wide), said South line being parallel with and 7.5 feet South measured at right angles from the centerline of said alley; thence Easterly along said prolongation and said South line of the alley to a point in the Westerly right-of-way line of said Euclid Street (80 feet wide); thence Northerly along said Westerly right-of-way line 1116.44 feet, more or less, to a point created by the intersection of said West line of Euclid Street with the Westerly prolongation of the Northerly right-of-way line of an alley (5 feet wide); thence Easterly along said prolongation and said Northerly right-of-way line 395.24 feet to a point in the Westerly right-of-way line of Main Street (60 feet wide); thence Northerly along said Westerly right-of-way line 7.51 feet, more or less, to a point created by the intersection of said Westerly line of Main Street with the Westerly prolongation of the Northerly property line of Lots 14 and 15 as shown on the map of Tract No. 1155, recorded in Book 36, Page 18 of Miscellaneous Maps, records of Orange County, California; thence Easterly along said Northerly property line of Lots 14 and 15, 330.52 feet to a point in the Easterly right-of-way line of Orange Street (60 feet wide); thence Southerly along said Easterly right-of-way line 403.95 feet to a point in the Southerly property line of Lots 1 through 6 as shown on the map of Tract No. 1216 recorded in Book 38, page 3 of Miscellaneous Maps, records of Orange County California; thence Easterly along said Southerly property line and its Easterly prolongation 456.25 feet to a point in a line being parallel to and 174.75 feet West measured at right angles from the centerline of Cypress Street (60 feet wide); thence Northerly along said parallel line 215.2 feet to a point in the Northerly right-of-way line of Erna Avenue (50 feet wide); thence Easterly along said Northerly right-of-way line and its Easterly prolongation 204.75 feet to a point in the Easterly right-of-way line of previously said Cypress Street; thence Southerly along said Easterly right-of-way line of Cypress Street 340.2 feet to the point of beginning.

CITY OF LA HABRA REDEVELOPMENT AREA

CORRECTED FEBRUARY 23, 1976

DESCRIPTION OF BOUNDARIES:

The Downtown Project Area is specifically described as follows:

Beginning at a point created by the intersection of the Easterly right-of-way line of Cypress Street (60 feet wide) and the Northerly right-of-way line of La Habra Boulevard (80 feet wide), said Northerly line being parallel with and 40 feet North measured at right angles from the centerline of La Habra Boulevard; thence Easterly along said North right-of-way line 2285.93 feet to a point in the Westerly right-of-way line of a 15 foot wide alley, said alley being 325 feet, more or less, West of the centerline of Harbor Boulevard (100 feet wide); thence Southerly leaving the Northerly right-of-way line and following the Southerly prolongation of the Westerly right-of-way line of said alley South 00° 02' East 700.43 feet, more or less, to a point in the Southerly line of land as shown on a Record of Survey Map recorded in Book 5, Page 28 of Official Records of Orange County; thence Westerly following said Southerly line to a point being in the Easterly line of Tract No. 4031; thence Northerly following said East line of Tract No. 4031 to a point in the Southerly right-of-way line of La Habra Boulevard (80 feet wide), said Southerly line being parallel with and 40 feet South measured at right angles from the centerline of La Habra Boulevard; thence Westerly along said South right-of-way line to a point in the Easterly right-of-way line of Aldrich Avenue (40 feet wide); thence Southerly along said Easterly right-of-way line and its Southerly prolongation 375 feet to a point in the Southerly right-of-way line of First Avenue (70 feet wide); thence Westerly along said Southerly right-of-way line and its Westerly prolongation 860.7 feet to a point in the Easterly right-of-way line of Euclid Street (80 feet wide); thence Southerly along said Easterly right-of-way line 844.5 feet, more or less, to a point in the Northerly right-of-way line of the Southern Pacific Railroad; thence Westerly following the said North line of the Southern Pacific Railroad 700.15 feet, more or less, to a point in the Westerly line of land as shown on a Parcel Map recorded in Book 53, Page 40 of Official Records of Orange County; thence Northerly along said Westerly line to a point in the Southerly right-of-way line of Second Avenue, (60 feet wide), said Southerly line being parallel with and 30 feet South measured at right angles from the centerline of Second Avenue; thence Westerly along the Westerly prolongation of said South line of Second Avenue 25 feet to a point in the Westerly right-of-way line of California Street (25 feet wide), said Westerly line being parallel with and 25 feet West measured at right angles from the centerline of California Street; thence Northerly 200 feet along said Westerly line to a point created by the intersection of said Westerly line with the Westerly prolongation of the South line of an alley (15 feet wide), said South line being parallel with and 7.5 feet South measured at right angles from the centerline of said alley; thence Easterly along said prolongation and said South line of the alley to a point in the Westerly right-of-way line of said Euclid Street (80 feet wide); thence Northerly along said Westerly right-of-way line 1116.44 feet, more or less, to a point created by the intersection of said West line of Euclid Street with the Westerly prolongation of the Northerly right-of-way line of an alley (5 feet wide); thence Easterly along said prolongation and said Northerly right-of-way line 395.24 feet to a point in the Westerly right-of-way line of Main Street (60 feet wide); thence Northerly along said Westerly right-of-way line 7.51 feet, more or less, to a point created by the intersection of said Westerly line of Main Street with the Westerly prolongation of the Northerly property line of Lots 14 and 15 as shown on the map of Tract No. 1155, recorded in Book 36, Page 18 of Miscellaneous Maps, records of Orange County, California; thence Easterly along said Northerly property line of Lots 14 and 15, 330.52 feet to a point in the Easterly right-of-way line of Orange Street (60 feet wide); thence Southerly along said Easterly

right-of-way line 403.95 feet to a point in the Southerly property line of Lots 1 through 6 as shown on the map of Tract No. 1216 recorded in Book 38, Page 3 of Miscellaneous Maps, records of Orange County, California; thence Easterly along said Southerly property line and its Easterly prolongation 456.25 feet to a point in a line being parallel to and 174.75 feet West measured at right angles from the centerline of Cypress Street (60 feet wide); thence Northerly along said parallel line 215.2 feet to a point in the Northerly right-of-way line of Erna Avenue (50 feet wide); thence Easterly along said Northerly right-of-way line and its Easterly prolongation 204.75 feet to a point in the Easterly right-of-way line of previously said Cypress Street; thence Southerly along said Easterly right-of-way line of Cypress Street 340.2 feet to the POINT OF BEGINNING.

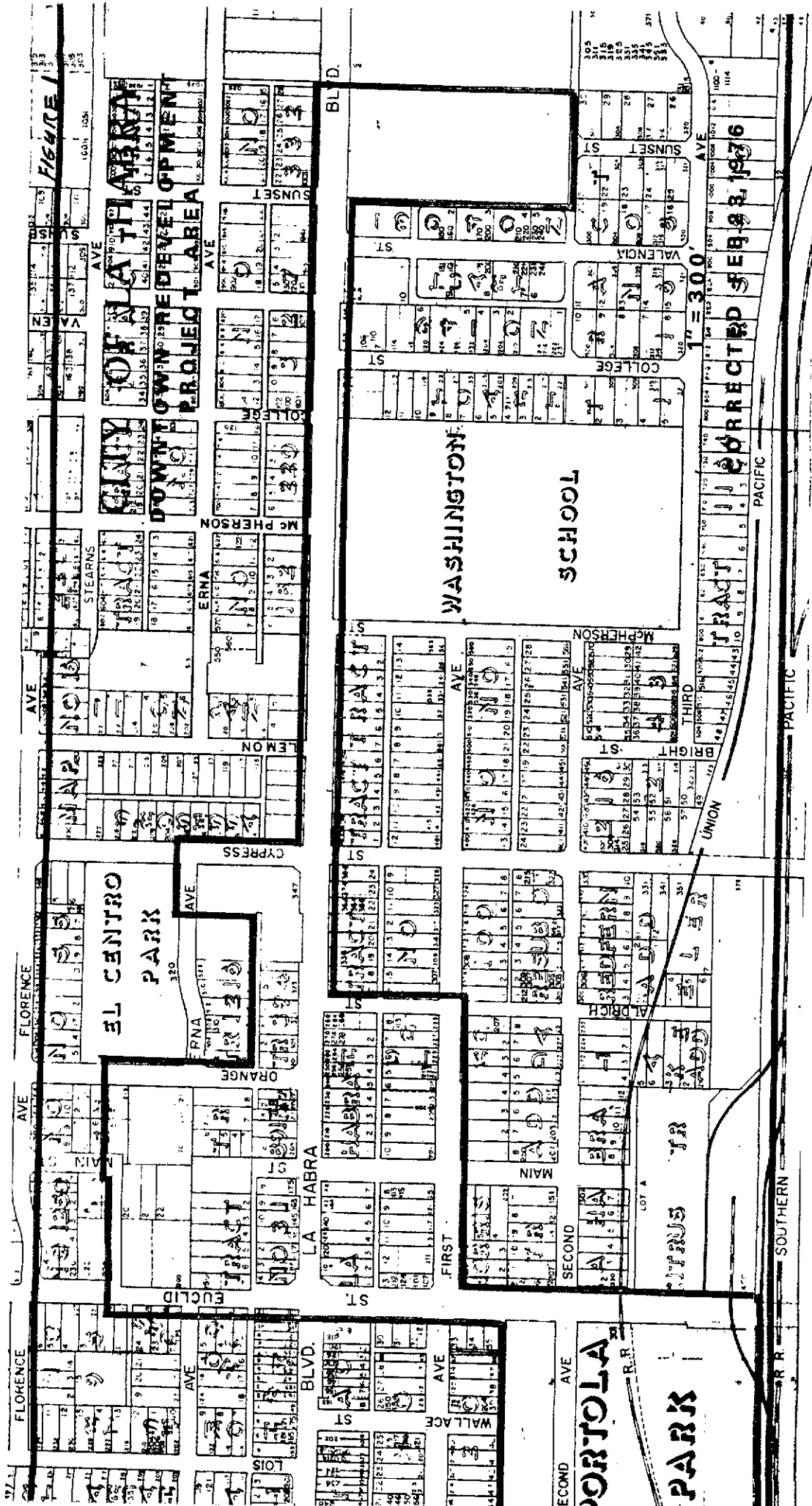


FIGURE 1

OWNERS DEVELOPMENT
PROJECT AREA

LA HABRA

WASHINGTON SCHOOL

PORTOLA PARK

LA HABRA

LA HABRA

LA HABRA

LA HABRA

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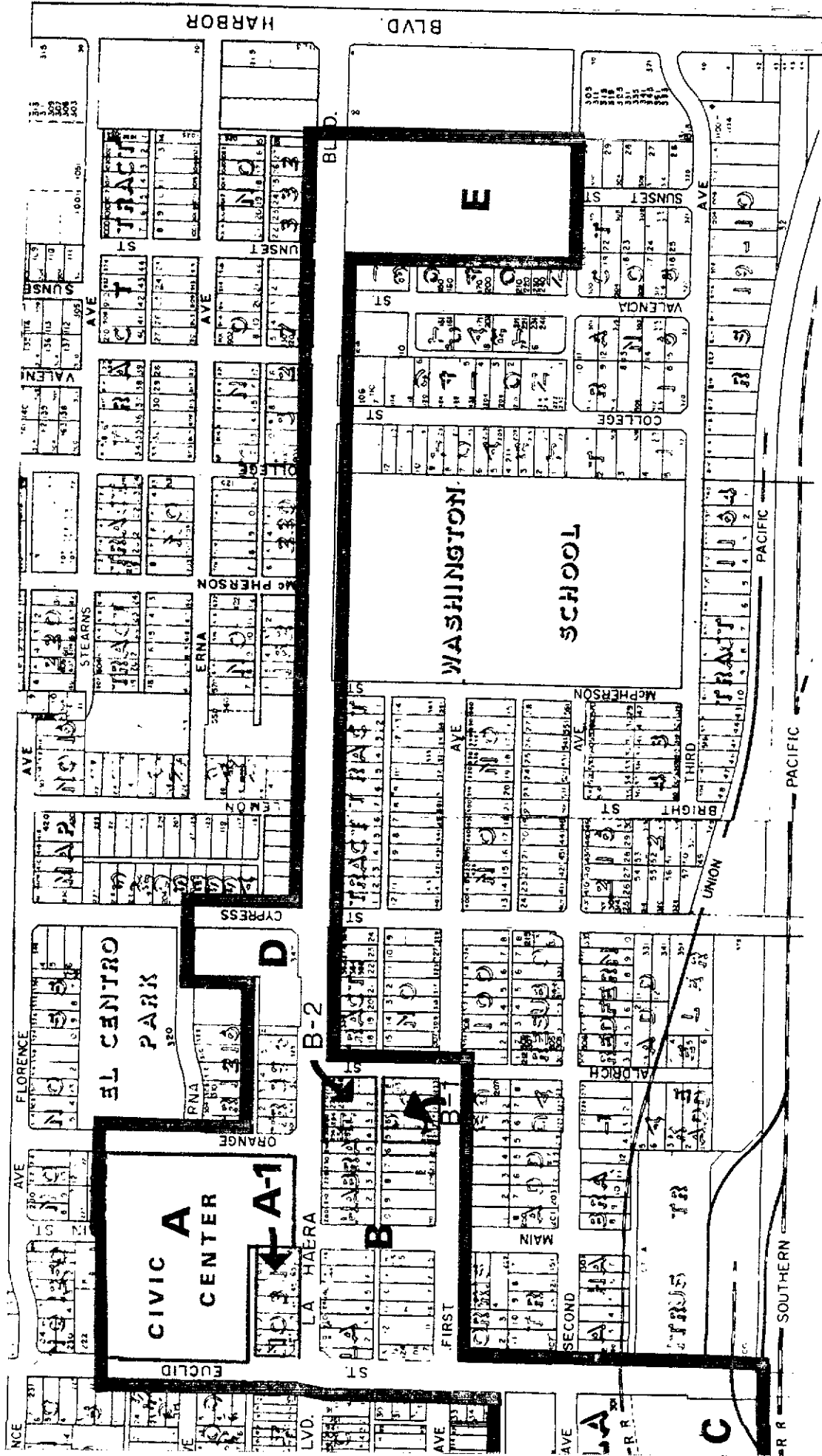
ST

PROJECT

AREA

PROPOSED LAND USES

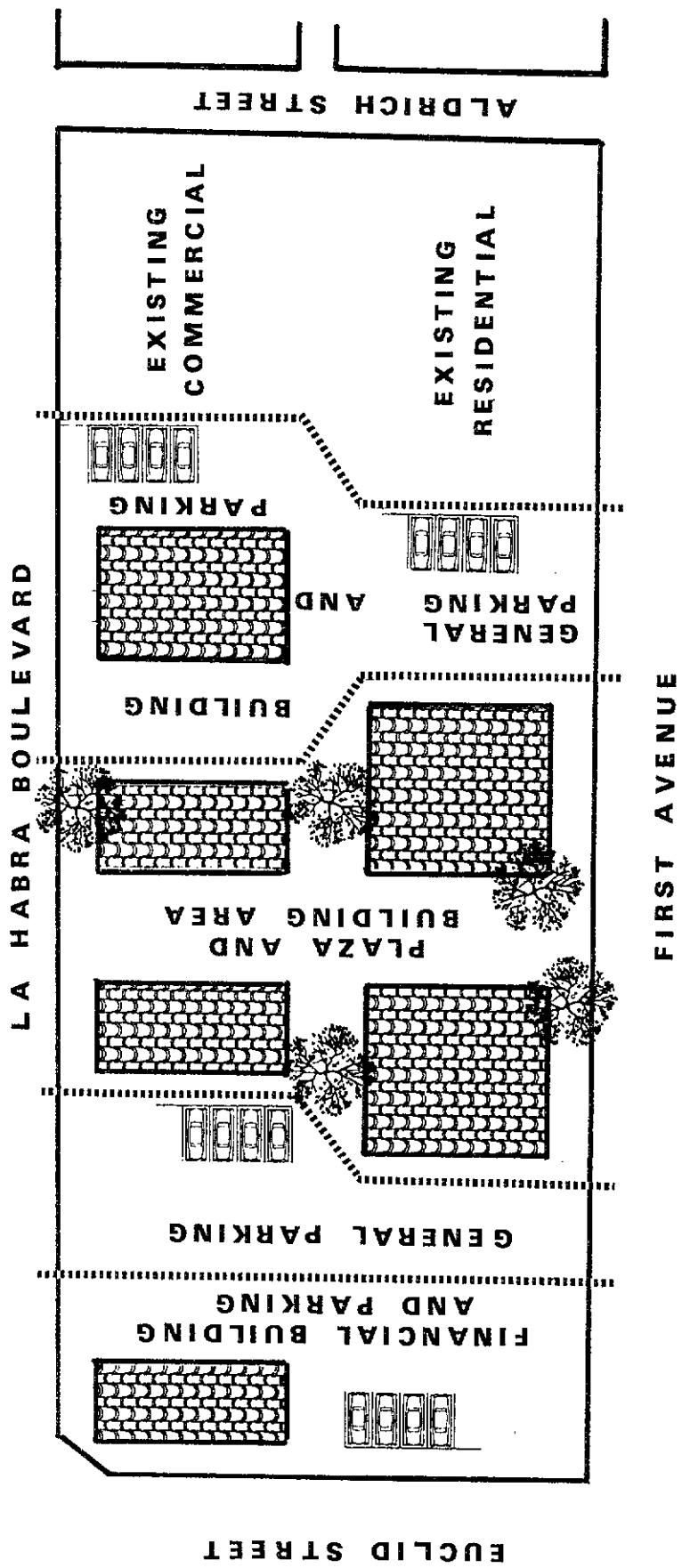
FIGURE 2



COMMERCIAL PLAZA (GENERAL CONCEPT)

FIGURE 3

INDICATING THE INTENT OF THE REDEVELOPMENT AGENCY TO ALLOCATE VARIOUS AREAS FOR GIVEN USES



DESIGNATED AREAS AND BOUNDARIES ARE APPROXIMATE ONLY

The Project Area may be more generally described as including the following:

1. An area bounded by Euclid Street on the west, La Habra Boulevard on the south, Orange Street on the east, and the northerly boundary of the Civic Center
2. An area bounded by Euclid Street on the west, La Habra Boulevard on the north, Aldrich Street on the east, and First Avenue on the south.
3. An area bounded by La Habra Boulevard on the south, Orange Street on the west, the alley between Erna Street and La Habra Boulevard on the north, Erna Avenue at the northeast corner, and Cypress Street on the east.
4. An area known as Portola Park bounded on the north by those properties facing First Avenue, by the extension of California Street on the west, by the Pacific Electric R.R. on the south, and Euclid Street on the east.
5. An area bounded by La Habra Boulevard on the north, on the west by those properties facing Valencia Street, on the south by the alley at the north end of Sunset Street, and on the east by a line approximately 270 feet west of Harbor Boulevard.

IV. LAND USE, REDEVELOPMENT PROPOSALS AND PUBLIC IMPROVEMENTS

The Project Area selected as the target for this Plan is described in Section II herein and diagramed in Figure 1. Figure 2 indicates proposed land uses for the Project Area, and Figure 3 illustrates a general commercial plaza concept for the main commercial redevelopment area south of La Habra Boulevard between Euclid and Orange Streets. Figure 4 is a plan for the improvement and widening of that portion of La Habra Boulevard within the Project Area. Each of these proposals is based upon the elimination of blighting factors

indicated in Section 1.2 of this Plan.

IV.1 Estimated Acreages for Various Land Uses

The total land area within the Project Area is approximately 41 acres. Private properties within the redevelopment area total approximately 12 acres; public lands not including streets total 16.7 acres. Of the 12 acres designated as private land, approximately 7.25 acres are presently vacant and undeveloped. It is estimated that there will be provided a total of approximately 15 acres of permanent open space in the finished Portola Park and Civic Center projects.

IV.2 Proposed Land Uses

Figure 2 indicates the location of Project Area land uses and proposed rights-of-way. The land use proposals include recommendations for commercial and residential development, public open space, and civic center modification.

- A. Commercial Use: Area B, Figure 2 (excluding Area B-1 and B-2) will be developed primarily for commercial and/or professional purposes; however, second and third story residential uses (over commercial and/or professional uses) may be permitted subject to Agency approval. All new or remodeled structures in this area will be of "Spanish" type architecture, compatible with, but not necessarily the same as, the Civic Center complex of buildings. This

entire area is also subject to the conditions of the Civic Center Overlay zone. It is anticipated that street curb parking would be eliminated on the south side of La Habra Blvd. from Euclid Street to a point west of the extension of the westerly right-of-way line of Orange Street; no other elimination of curbside parking is anticipated or planned. The elimination of curbside parking from Euclid Street to Orange Street would take place only subsequent to the provision of off-street parking within Area B to serve the occupants of that area.

Within Area B, Fig. 2 (excluding Areas B-1 and B-2) the Redevelopment Plan provides for off-street parking sufficient to serve the occupants of this area; provided, however, that in addition to the parking requirements of the Zoning Code, this Redevelopment Plan will allow major flexibility in that the Agency may increase or decrease the off-street parking requirements because of specific uses, parking layout, or for other reasons judged and determined by the Agency to encourage and facilitate the Redevelopment Plan. The Redevelopment Plan requires that there be one or more ingress-egress points from La Habra Boulevard to off-street

parking in Area B, but does not contemplate or provide for all, or a majority of off-street parking areas to be located in the area between the structures and La Habra Boulevard; rather the Plan provides that parking areas shall be in the area adjacent to First Avenue and/or in areas with parking patterns perpendicular to La Habra Boulevard. The type of parking area and areas for future building are shown in Figure 3, which is not a precise plan but a general development plan indicating the Agency's intent and purpose.

Area B shall include a "plaza" or landscape area creating a courtyard effect immediately adjacent to La Habra Boulevard at approximately Main Street. Depending upon development plans, Main Street between La Habra Boulevard and First Avenue may be vacated by the City of La Habra. It is the intent of the Agency to provide or cause to be provided a central point within Area B for patrons using public transportation, such as Dial-A-Ride, fixed bus lines, etc. Within Area B (excluding Area B-1 and B-2) it is expected that six residential units may be relocated because of the Redevelopment Plan; it is anticipated that

eight businesses may be relocated or may participate in the Plan. It is not anticipated that any business or residence in Areas B-1 and B-2 will be relocated because of this Plan, but that the Agency will encourage such occupants to remain and the property owners to rehabilitate their respective structures or to replace their structures in the normal course of reinvesting in their property.

Existing commercial uses indicated as A-1 and B-2 will remain; however, owner participation will be requested for the front and rear remodeling of these store units including, but not limited to, landscaping, sign modifications, structural and/or surface remodeling of store fronts and rears, exterior lighting and rearrangement of parking. All remodeling work shall comply with the architectural standards established by the Agency.

B. Residential Uses:

Areas B1, D&E, Fig. 2 may be developed for residential uses. It is anticipated that such residential development within the Project Area will include multifamily housing as either rental units or condominium units. All new multi-family

development shall conform to the zoning requirements of the City for residential development as they now exist or are amended. Residential building types may consist of a mixture of townhouses, cluster housing, and low-rise apartments. Consideration will be given to acceptable types of high rise. In the development of the residential portions of the Project Area, the Agency shall discourage scattered development of multiple-family housing units.

Development of senior citizen housing and low-to-moderate income housing is encouraged. The use of the Planned Unit Development (PUD) overlay is proposed and is intended to maximize innovative planning and design which will result in residential units of novel, up-to-date design. In addition, the Agency will consider the development of living units over commercial units where feasible. The residential uses permitted in Area B-1 will allow up to four triplex dwellings with the possibility of an additional second-story residential unit based upon an acceptable PUD site plan. The area is presently occupied by smaller-type dwellings

which may be retained for residential use as indicated. The Agency will encourage rehabilitation of these existing homes as necessary. Relocation of many of these families is therefore not anticipated.

Area E, Figure 2, will be developed under an R-3 PUD classification which will allow up to twenty dwelling units per acre. Additional units may be permitted in the event that an acceptable senior citizen project can be constructed in a mix with other types of multiple-family dwellings. Area D, Figure 2 will be zoned R-4 PUD and will be planned specifically for senior citizen housing. It is anticipated that up to 40 units per acre will be permitted in this area owing to the fact that much of the required off-street parking may be eliminated as it is anticipated that most senior citizens will probably have no automobile to park or at the most only one. This area is also subject to the criteria of the Civic Center Overlay zone.

C. Parking for Public and Semi-Public Uses:

Public parking facilities may be developed and interspersed with commercial development.

IV.3 Rights-of-Way/Circulation

As indicated in Figs. 1&2 traffic circulation into the area will be via La Habra Boulevard, a Primary Arterial Highway. Additional streets within the project area will be reconstructed to replace existing deteriorated substandard improvements.

The existing double entrance to the Civic Center, long an intersection of confusion, may be modified by converting the east driveway and parking entrance into a landscaped open space. North Orange Street may be terminated in a cul-de-sac just short of La Habra Boulevard, and Main Street, south of La Habra Boulevard between Euclid and Aldrich Streets, probably will be abandoned in favor of commercial redevelopment as indicated in Figs. 2 & 3.

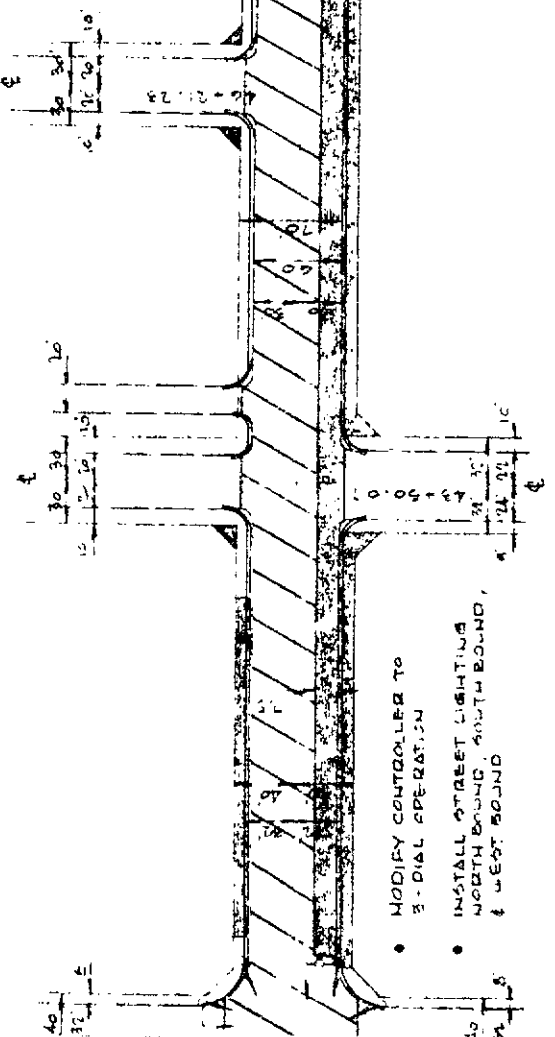
The La Habra Boulevard improvement project as indicated by Figure 4 will be financed through the Federal Assistance Urban Highway Act and through State of California gasoline tax allocations at a total cost of approximately \$500,000. In addition, the Southern California Edison Company will provide new street lighting served by an underground system, to be financed from a fund required by the Public Utilities Commission to be set aside for such purposes. The La Habra Boulevard improvements project will include automated traffic signals timed to move traffic along La Habra Boulevard in a manner adaptable to the redevelopment project.

..... RIGHT OF WAY TO BE ACQUIRED
 PAVEMENT TO BE RECONSTRUCTED
 AREA FOR A.C. CAP



FIGURE 4
LA HABRA STREET IMPROVEMENT
DOWNTOWN PROJECT AREA

ORANGE ST.



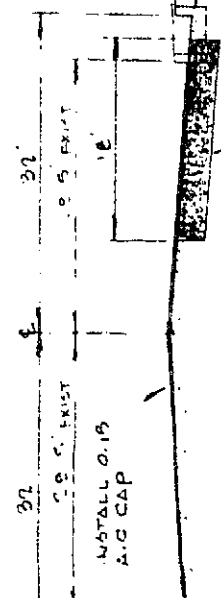
- MODIFY CONTROLLER TO 3-DIAL OPERATION
- INSTALL STREET LIGHTING NORTH BOUND, SOUTH BOUND, & WEST BOUND

0 ST.

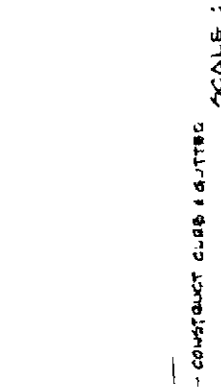
MAIN ST.

ALORICH ST.

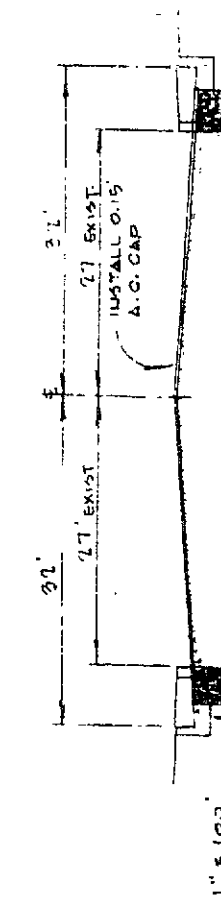
CYPRESS ST.



TYPICAL SECTION
 EUCLID TO CYPRESS



TYPICAL SECTION
 CYPRESS TO ALORICH



TYPICAL SECTION
 ALORICH TO CYPRESS

SCALE:

1" = 100'

It is proposed to develop a traffic circulation plan for streets and highways consistent with the circulation element of the La Habra General Plan and Master Plan of Arterials. This Plan will be implemented consistent with new development and other redevelopment activities to be carried out in the project area.

Phasing of construction will tend to minimize traffic congestion due to construction.

IV.4 Property For Public Purposes

The Civic Center, indicated as Area A in Figure 2, will be developed one phase closer to completion by the removal of a three-unit commercial building now owned entirely by the City. This will completely open up the Civic Center to La Habra Boulevard from its entrance east to Orange Street. The demolition also will provide building space for the possible expansion of the library facility or merely open space as expansive, unobstructed area, complementing the open, landscaped entrance to the planned commercial redevelopment directly opposite the Civic Center.

Portola Park indicated as Area C, Figure 2 is being planned for recreational purposes and historical preservation.

Two old railroad stations formerly serving early residents and settlers will be preserved and rehabilitated as museums along with a section of Union Pacific railroad.

V. DEVELOPMENT GUIDELINES AND STANDARDS

V.1 Incremental or Phased Development

Redevelopment of the Project Area is proposed in a phased program that will allow the La Habra Redevelopment Agency:

- A. To commence with a first-phase program that will relate to improvement of the Project Area north of La Habra Boulevard and south of La Habra Boulevard opposite the Civic Center as funding allows.
- B. To proceed with additional phases of the Project only as operating funds are available for portions of the Project where redevelopment is to take place thereby assuring the Agency that all redevelopment actions in the Project Area will be financially feasible.
- C. To test public and market reaction to the proposed land use groupings and design treatment before additional resources are committed to redevelopment activities.

V.2 Standards for Development

Standards which developers of property within the Project Area must meet include the provisions of the La Habra Zoning Ordinance, the La Habra Building Code and related codes, and the Health and Safety Code of the State of California. Zoning recommended for the Project Area includes C-2 , General Commercial, R-2 PUD, R-3 PUD, R-4 PUD, OS, Open Space, and CU Civic Utility.

Except as inconsistent with this Plan, all requirements of the City's zoning Ordinance as it now exists or is hereafter amended shall apply to development.

Additional standards may be indicated for particular parcels as part of redevelopment disposition agreements or owner participation agreements.

New Construction

All new construction shall comply with all applicable State and local laws in effect from time to time including, without limitations, the Building, Electrical, Heating and Ventilating, Housing and Plumbing Codes of the City of La Habra.

Existing Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

V.3 General Development Standards

1. The Agency shall establish setback and lot area requirements for all new development within the Project Area which may exceed the requirements of the City's Zoning Ordinance.

2. The Agency shall require that, as feasible, adequate landscaping and screening be provided for each use to create buffers between those areas designated for different uses. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping or other enclosure to the extent and in the manner required by the Agency.
3. The approximate amount of open spaces to be provided in the Project Area is the total of all areas which will be in the public rights-of-way, the public grounds, the space around buildings, and other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure optimum use of living plants and botanical planning.
4. In all areas sufficient space shall be maintained between buildings to provide adequate light, air, and privacy.
5. Protruding, overhanging, blinking, flashing or animated signs shall not be permitted in the Project Area. No billboards, pennants, bunting, or similar devices for advertising for commercial display shall be permitted. The Agency shall permit only those signs necessary for identification of buildings, premises, and uses. Design of all signs shall be submitted to the Agency for review and approval before erection.

6. The Agency shall require that all utilities be placed underground when physically and economically feasible; or when not feasible, all above-ground utilities shall be placed at the rear of parcels.

V.4 Design for Development

It is specifically not the intent of the Redevelopment Plan to allow construction of buildings unrelated in design and construction.

Within the limits, restrictions, and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

V.5 Variations

Under exceptional circumstances, the Agency is authorized to permit a variation from the limits, restrictions,

and controls established by the Plan. In order to permit such variation, the Agency must determine that:

1. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan.
2. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls.
3. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
4. Permitting a variance will not be contrary to the objectives of the Plan.

No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of the Plan.

V.6 Incompatible Uses

No use or structure which by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors that would be incompatible with the surrounding areas or structures

shall be permitted in any part of the Project Area. Within the Project Area, except with the approval of the Agency, there shall be no extraction of oil, gas, or other mineral substances, nor any opening or penetration for any purpose connected therewith within 500 feet of the surface.

V.7 Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

V.8 Resubdivision of Parcels

No parcel in the Project Area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the approval of the Agency.

VI. NEIGHBORHOOD IMPACT ELEMENT

There are 18 existing dwelling units within the Project Area. With the exception of the single-family units located in the area north of First Avenue, there exists no authentic residential "neighborhoods" within the Project Area. The effects of the proposed project on residents of the Project Area and surrounding areas are described as follows:

VI.1 Relocation of Families From Proposed Commercial Area

Relocation of less than 7 families units may be required in assembling parcels of land for commercial uses, primarily along First Avenue. Such relocation, if necessary, should have a favorable effect on such

residents as the Agency will provide for suitable replacement housing for persons so relocated in neighborhoods of less mixed land utilization. Acquisition of such residential properties by the Agency may in fact be the only economical means for persons wishing to relocate to better neighborhoods with no intermixture of residential, commercial, and industrial uses. Vacancy rates in suitable replacement housing are estimated to range between 1.0 and 1.5 percent for owner-occupied units and 7.0 and 8.5 percent for rental units. No impact on the overall housing market is anticipated.

VI.2 Traffic Circulation

In the commercial portions of the Project Area improvements will be made to increase safety factors as funds become available, and to eliminate conflicts between east-west traffic. These improvements will enhance the access to adjacent commercial neighborhoods and will facilitate the flow of auto traffic to allow easy and unhurried pedestrian utilization.

VI.3 Environmental Quality

The short-run impact of the Project may be negative because of the traffic, noise, and debris associated with rehabilitation and construction. However, after the development is completed, the improvements throughout the project, including extensive landscaping, will

significantly improve the environmental quality; in addition, modified street geometrics will be effectuated to minimize conflict of opposing traffic adjacent to the commercial areas within the Project Area.

VI.4 Availability of Community Facilities and Services

Improved traffic circulation will permit greater access to the services within and without the Project Area. The development of new commercial uses will create convenient and additional shopping and services for both the Project Area and the City of La Habra. The Civic Center will be included as an integral part of the Project Area providing a main police facility, post office, library, and the City Administration Building from which the majority of governmental services originate. Included among these many services are recreational and social services programs designed to meet the needs of the community and particularly the needs of the inhabitants of the Project Area. Portola Park, a newly emerging open space development, will be readily accessible to the Project Area and has been included as a part of the project redevelopment. El Centro Park, the City's oldest, borders the downtown portion of the Project Area and offers rest and recreation to the residents of the area.

VI.5 Effects on School Population and Quality of Education

The development of multi-family dwellings where such uses are planned will have a minor impact on school enrollment in the Project Area. If all the areas proposed for residential construction as a primary or alternative use are developed, the total enrollment generated is estimated to be less than 75 students. An increased taxing base, eventually taxable by the school districts, from all development in the Project Area would generate additional revenues for use by the districts towards the improvement of the general quality of education.

VI.6 Property Assessments and Taxes

Improvements to certain real property will result in higher assessed values. This increase will apply to commercial use properties and presently undeveloped properties as well as to properties with existing uses that may require relocation.

VI.7 Other Matters Affecting the Physical and Social Quality of the Neighborhood

To the extent that portions of the Project Area are underdeveloped and other improvement projects are currently under construction or committed change and development are coming to the Project Area notwithstanding the adoption of a redevelopment plan for the area. The adoption of a Redevelopment Plan and its implementation by the Agency, in cooperation with the entities

are means of assuring community control and planning for a Redevelopment Project Area in which the inevitable changes will have a significant effect on the physical and social quality of the neighborhood.

VII. RELOCATION

In implementing the Redevelopment Plan, the Agency will attempt to minimize relocation needs. However, when the relocation of a business concern, family or other person or concern is necessary, the Agency shall:

- A. Assist in finding other suitable locations; and
- B. Make relocation payments.

VII.1 Relocation Advisory Assistance

Relocation advisory assistance will be furnished by the City of La Habra to any persons (either owners or renters) whose property is acquired by the Agency in connection with the implementation of the Redevelopment Plan. No person will be required to move from his dwelling unit because of the activities of the Redevelopment Agency in implementing the Redevelopment Plan unless replacement housing is available in areas not generally less desirable in regard to public utilities and public and commercial facilities are available for such person, at rents or prices within the financial means of such person, and the replacement dwelling unit is decent, safe, sanitary, and located so that it is reasonably accessible to the place of employment of the person to be relocated. If such replacement housing is not available and

the Agency determines that such housing cannot be made otherwise available, the Agency may provide such housing.

VII.2 Relocation Payments

The Agency is authorized to pay the actual and reasonable moving expenses of any person whose dwelling unit or the land on which such dwelling unit is located is acquired by the Agency. As an alternative to receiving such payments, any person who is displaced from a dwelling unit may receive a moving expense allowance, and an additional displacement payment as provided in Section 7262 of the Government Code. The Agency is further authorized to financially assist a displaced dwelling owner or renter meeting the qualifications contained in Section 7263 and 7264 of the Government Code in order to provide suitable housing for any person displaced from his residence as a result of the Redevelopment Agency's implementation of the Redevelopment Plan.

VII.3 Commercial and Industrial Relocation

Existing businesses and industry within the Project Area will be given first priority to acquire parcels made available for business and industrial development through the redevelopment process. Relocation advisory assistance for any business will be made available through the City of La Habra. In the event that it becomes necessary to relocate a business, and the business cannot be relocated without a substantial loss of patronage, and the business is not part of a commercial enterprise having at least one

other establishment engaged in the same or similar business, the Agency is authorized to pay to such business a relocation payment as provided in Section 7262 of the Government Code. The Agency is also authorized to pay any and all actual and reasonable moving expenses of a business if the business is required to relocate as a result of the implementation of the Redevelopment Plan.

VIII. METHODS FOR FINANCING THE PROJECT

VIII.1 General Description of the Proposed Finance Methods

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this Project with financial assistance from the City, State of California, property tax increments, interest income, Agency bonds, or any other available source.

Advances and loans for survey and planning and operating capital and for nominal administration of this Project may be made by the City until adequate tax increments or other funds are available or sufficiently assured to repay the loans and to permit borrowing adequate working capital from sources other than the City. The City, as it is able, will also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Orange will be used for the street system. Some revenue will also accrue to the Project from interest earned on investment of Agency funds.

The Agency is hereby authorized to obtain advances, borrow funds, and create indebtedness in carrying out the Redevelopment Plan. The principal and interest on such advances, funds, and indebtedness may be paid from tax increments, bonds, or any other funds available to the Agency. Any debt of the Agency shall not be a debt of the City of La Habra.

VIII.2 Agency Bonds

The Agency is authorized to issue bonds, if needed, and feasible, in an amount sufficient to finance the Project. The principal and interest may be payable:

- A. Exclusively from the income and revenues of the redevelopment projects finances with the proceeds of the bonds, or with such proceeds together with financial assistance from the state or federal government in aid of the projects.
- B. Exclusively from the income and revenues of certain designated redevelopment projects whether or not they were financed in whole or in part with the proceeds of the bonds.
- C. In whole or in part from taxes allocated to, and paid into a special fund of the Agency.
- D. From its revenues generally.
- E. From any contributions or other financial assistance from the state or federal government.

F. By any combination of these methods.

VIII.3 Tax Increments

All taxes levied upon taxable property within the Project each year by or for the benefit of the State of California, County of Orange, City of La Habra, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes are paid by or for said taxing agencies on all other property. (For the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project on the effective date of such ordinance but to which such territory is

annexed or otherwise included after such effective date, the assessment roll of the County of Orange last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date); and

- B. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed value of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the

taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in paragraph B may be irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Redevelopment Agency to finance or refinance in whole or in part the Project.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

VIII.4 Other Loans and Grants

Any other loans, grants, or financial assistance from the United States, or any other public or private source may be utilized by the Agency if desired and when they become available.

VIII.5 Bonding Feasibility

Agency bonds shall be issued only when the Agency has determined that the Agency will have funds available to pay the interest and principal on any such bonds when they become due and payable. In any case where the determination of the availability of funds for the payment of principal and interest on any such bonds cannot be ascertained to the reasonable satisfaction of the Agency from information available through its staff or that of the City, the Agency shall engage financial counsel to advise it whether funds will be available for the repayment of principal and interest on any such bonds.

IX. ACQUISITION OF REAL PROPERTY

The Agency may acquire, but is not required to acquire, all real property located in the Project Area, by gift, devise, exchange, purchase, eminent domain, or any other lawful method.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to execute the Plan, for the power of eminent domain to be employed by the Agency to acquire property in the Project Area.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition.

The Agency is authorized, however, to acquire public property if it is transferred to private ownership before the Agency

completes land disposition within the entire Project Area, unless the Agency and the private owner enter into a participation agreement.

The Agency shall not acquire real property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner unless:

- A. Such building requires structural alteration, improvement, modernization or rehabilitation;
- B. the site or lot on which the building is situated requires modification in size, shape or use;
- C. it is necessary to impose upon such property any of the standards, restrictions and controls of the Plan and the owner fails or refuses to participate in the Plan by executing a participation agreement.

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is

authorized to acquire personal property in the Project Area by any lawful means.

X. DISPOSITION OF PROPERTY

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be made obligated to use the property for the purposes designated in this Plan

to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

XI PURCHASE AND DEVELOPMENT DOCUMENTS

XI.1 Controls and Covenants to Insure Compliance with the Redevelopment Plan

To provide adequate safeguards to insure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restriction, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter,

conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, sex, color, creed, religion, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased conveyed or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer or use, occupancy, tenure or enjoyment of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for all or part of the value of the land for the cost of the installation and construction of any building, facility, structure or other improvement either within or outside the Project Area for itself or for any public body or entity to the extent that such improvement would be of benefit to the Project Area.

During the period of development in the Project Area, the Agency shall insure that the provisions of this Plan and

of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

The Agency shall require that development plans be submitted to it for approval and review. All development must conform to this Plan and all applicable Federal, State, and local laws, except as such may be modified by requirements of this Redevelopment Plan or Agency agreements entered into to carry out the purposes of this Plan.

XI.2 Building Permits Within the Project Area

A. Review of Applications for issuance of Permits:

Upon the adoption of this Plan, no permit shall be issued for the construction of any new building or any addition to an existing building in the Project Area until the application for such permit has been processed in the manner provided.

Upon receipt of an application for a building permit by the Planning & Community Development Department of the City of La Habra, the Department shall determine if the proposed improvements will conform to this Plan. Within 15 days thereafter, the Planning & Community Development Department shall file a written report setting forth findings of fact, including, but not limited to, the following:

1. Whether the proposed improvements will be compatible with the standards and other requirements set forth in this Plan.
2. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of the Plan and the Agency.
3. Whether the applicant has entered into an agreement with the Agency for the development of said improvements with the Agency for the development of said improvements and submitted architectural, landscape, and site plans to the Agency.

After receipt of said report or after said 15-day period, whichever occurs first, the Planning & Community Development Department may issue the permit with conditions, if any, required by the Agency; or it shall withhold the issuance of the permit, if the Agency or Department finds that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within 7 days after allowing or withholding issuance of the permit, the Planning & Community Development Department shall notify the applicant and the Agency by certified mail of its decision.

B. Appeal: The applicant or the Agency may appeal the decision to withhold, conditionally allow, or allow the issuance of such permit to the City Council. Within 10 days from the mailing of the notice of such decision, the appellant shall file his notice of appeal in duplicate with the City Clerk, who shall immediately forward one of the duplicates to the City Manager. The notice of the appeal shall set forth the grounds relied upon by the appellant. Within 10 days following the filing of the appeal, the City Council shall set the matter for hearing and shall give notice of the time and place for said hearing to the applicant and to the Agency.

The City Council may reverse or affirm wholly or partly, or may modify any decision or determination or may impose such conditions as the facts warrant, and its decision or determination shall be final. Any hearing may be continued from time to time.

XI.3 Actions by the City and Community Cooperation

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include proceedings for the abandonment and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan.
- B. Institution and completion of proceedings necessary for changes and improvements in publicly -owned public utilities within or affecting the Project Area.
- C. Revision of zoning within the Project Area where necessary to permit the land uses and development authorized by this Plan.
- D. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.

- E. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- F. The undertaking and completing of any other proceedings necessary to carry out the Project.
- G. The City of La Habra may finance activities of the Agency either through loans or grants. All moneys expended by the City on behalf of the Agency shall, unless otherwise established at the time the expenditure is made, be treated as loans to the Agency which shall be repaid to the City, and bear interest at the rate agreed on by the City and the Agency from the date the loan is made. The obligation of the Agency to repay any such loan or any interest thereon shall be subordinate to any other financial obligations of the Agency.

XI.4 Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

The Agency is authorized, but not required, to make payments to taxing agencies in lieu of property taxes to make up tax loss occurring after the date of adoption of the Plan by the City Council.

XII. PARTICIPATION IN REDEVELOPMENT BY OWNERS AND TENANTS

Owners of property and business tenants may participate in the redevelopment of property in the Project Area in accordance with the Preference Rules and Participation Rules adopted by the Agency. In general, these rules provide that existing business owners and business tenants within the Project Area be given preference for re-entry into business within the redeveloped Project Area. Owners will be required to submit proof to the Agency of their qualifications and financial ability to carry out their agreement with the Agency.

Each participant not a conforming owner shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

In the event an owner or business tenant is unable or refuses to execute a participation agreement acceptable to the Agency to accomplish the purposes of this Plan, the provisions of this Plan shall govern the development, redevelopment and

future use of the property involved as an alternative to development of the property by the owner or business tenant. The Agency may acquire any property so involved and sell, lease, or otherwise provide for the development of such property in accordance with this Plan.

The Agency may determine that certain real property within the Project Area presently meets the requirements of this Plan and the owners of such properties will be permitted to remain as conforming owners without a participation agreement with the Agency provided such owners continue to operate and use the real property within the requirements of this Plan.

XIII. ENFORCEMENT

The administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City of La Habra or the La Habra Redevelopment Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners or by the Agency or the City on their behalf.

XIV. DURATION OF THE REDEVELOPMENT PLAN

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 45 years from the date of adoption of this Plan by the City Council.

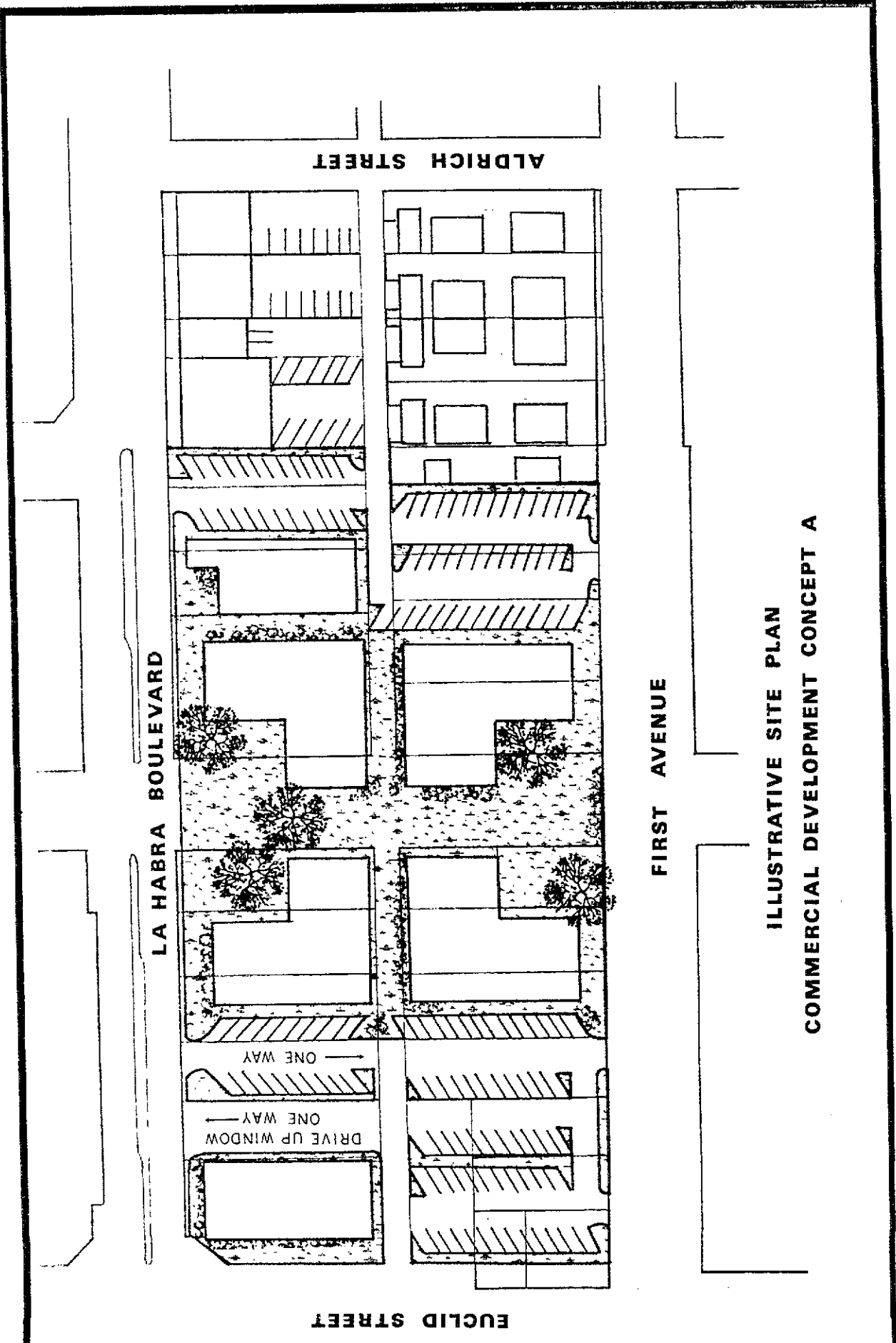
XV. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Redevelopment Law as the same now exists or as hereafter amended, or by any other procedure hereafter established by law.

XVI. CERTIFICATIONS

This Plan will be executed in accordance with Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Section 109 of the Housing & Community Development Act of 1974, Section 3 of the Housing & Urban Development Act of 1968, Presidential Executive Orders 11246 and 11063, and any Department of Housing & Urban Development regulations issued to implement these authorities.

APPENDIX



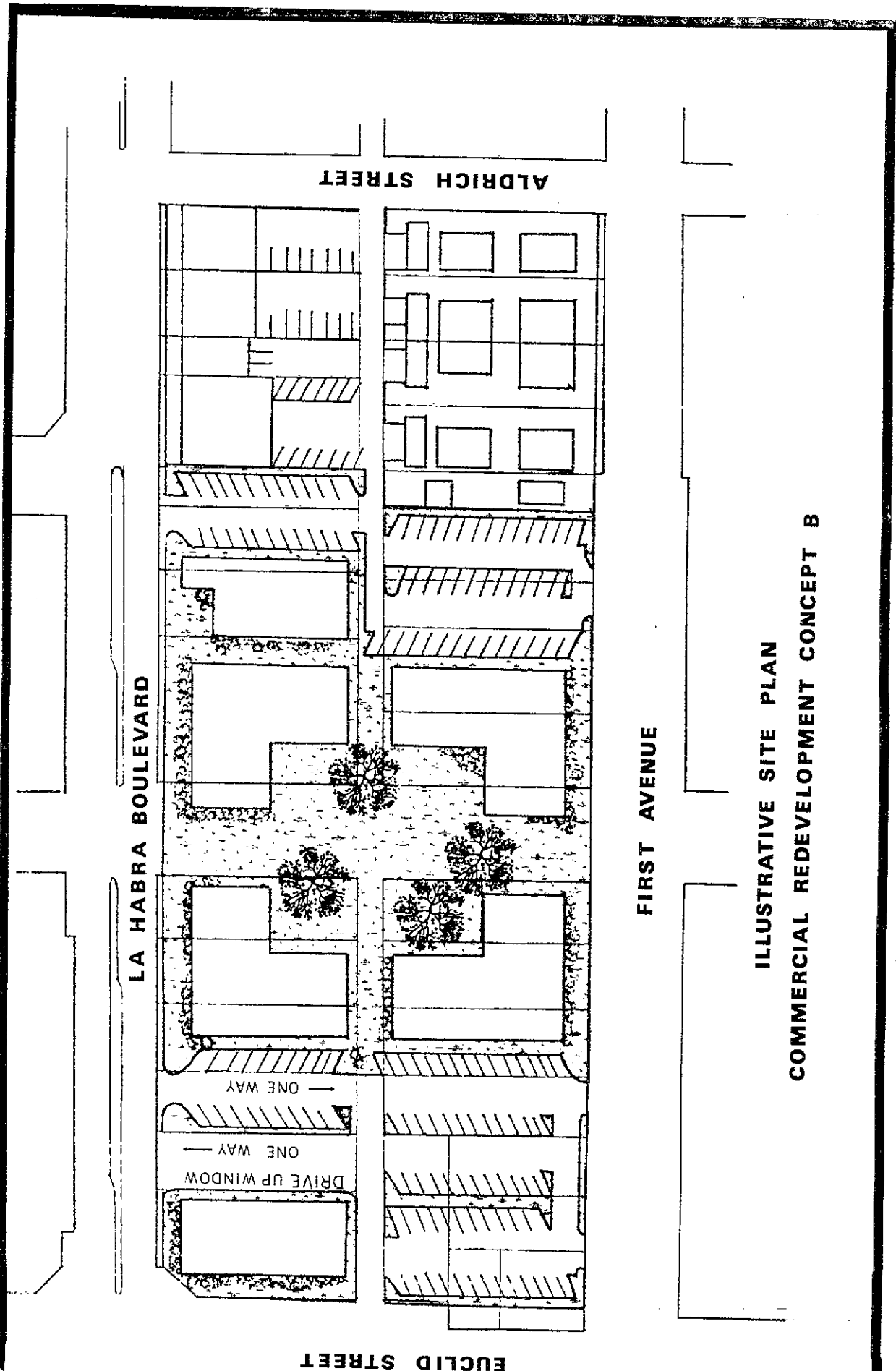
ALDRICH STREET

LA HABRA BOULEVARD

FIRST AVENUE

EUCLID STREET

ILLUSTRATIVE SITE PLAN
COMMERCIAL DEVELOPMENT CONCEPT A



ALDRICH STREET

LA HABRA BOULEVARD

FIRST AVENUE

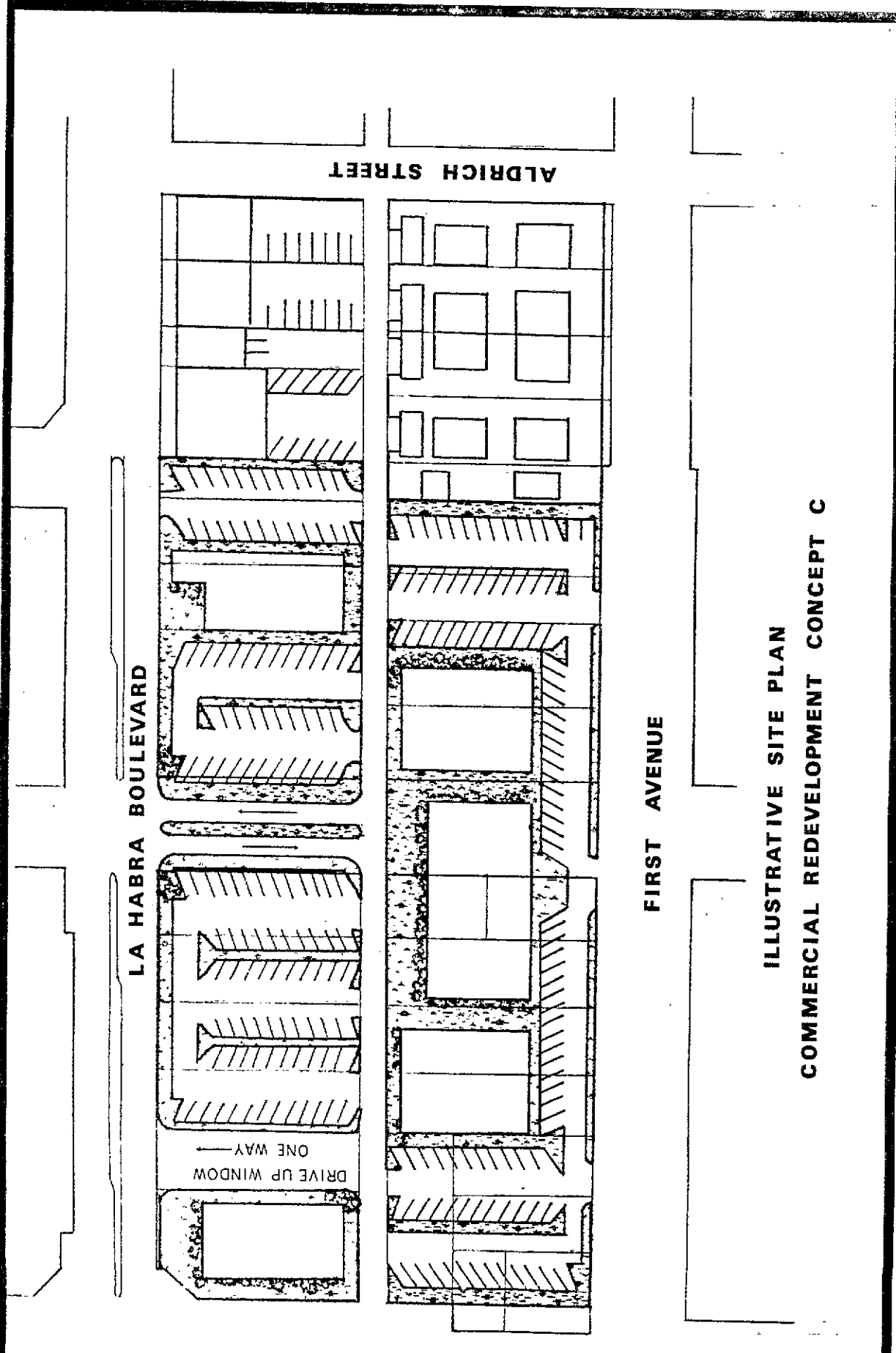
EUCLID STREET

ILLUSTRATIVE SITE PLAN
COMMERCIAL REDEVELOPMENT CONCEPT B

DRIVE UP WINDOW

ONE WAY

ONE WAY



EUCLID STREET

ALDRICH STREET

LA HABRA BOULEVARD

FIRST AVENUE

**ILLUSTRATIVE SITE PLAN
COMMERCIAL REDEVELOPMENT CONCEPT C**

ORDINANCE NO. 929

AN ORDINANCE OF THE CITY OF LA HABRA, CALIFORNIA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE DOWNTOWN REDEVELOPMENT PROJECT

WHEREAS, the Redevelopment Agency of the City of La Habra, California, (hereinafter referred to as the "Agency") did formulate and prepare the proposed Redevelopment Plan for the Downtown Redevelopment Project; and

WHEREAS, the Planning Commission of the City of La Habra has submitted its report and recommendation, recommending approval of said proposed Redevelopment Plan; and

WHEREAS, the Agency did adopt rules for owner participation in the Project Area; and

WHEREAS, the Agency did submit to the City Council of the City of La Habra said Redevelopment Plan including the Report of the Agency; and

WHEREAS, after due notice, a joint public hearing has been held by the Agency and this Council; and

WHEREAS, at said joint public hearing the City Council of the City of La Habra heard and passed upon all oral testimony; and

WHEREAS, the reports and recommendations of the Planning Commission and the Agency were approved by the City Council in said Redevelopment Plan pursuant to the provisions of Section 33363.5 of the California Health and Safety Code; and

WHEREAS, all references herein to the Redevelopment Plan shall refer to the Redevelopment Plan as approved by the City Council; and

WHEREAS, all action required by law has been taken by all appropriate public agencies;

NOW, THEREFORE, the City Council of the City of La Habra does ordain as follows:

Section 1. The purposes and intent of the City Council with respect to the Project Area are to:

- (1) Eliminate the conditions of blight existing in the Project Area;
- (2) Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;
- (3) Provide participation for owners in the Project Area;
- (4) Encourage and insure the rehabilitation, rebuilding, and development of the Project Area;
- (5) Encourage and foster the economic revitalization of the Project Area;
- (6) Redevelop and rebuild certain public facilities in the Project Area to provide safer and more efficient public services.

Section 2. The Redevelopment Plan for the Downtown Redevelopment Project is hereby incorporated herein by reference and made a part hereof as fully as if set out at length herein. Three copies of said Downtown Redevelopment Plan marked Exhibit "A", Ordinance No. 929 and certified by the City Clerk are on file in the office of the City Clerk.

Section 3. The Redevelopment Plan for the Downtown Redevelopment Project hereby is approved and adopted and designated the official redevelopment plan for the Downtown Project Area.

Section 4. The City Council hereby finds and determines that:

- (1) The Project Area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;
- (2) The Redevelopment Plan for the Downtown Redevelopment Project will redevelop the Project Area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health and safety and welfare;
- (3) The adoption and carrying out of the Redevelopment Plan for the Downtown Project is economically sound and feasible;
- (4) The Redevelopment Plan for the Downtown Redevelopment Project conforms to the General Plan of the City of La Habra;
- (5) The carrying out of the Redevelopment Plan for the Downtown Project will promote the public peace, health, safety and welfare of the City of La Habra and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;
- (6) The condemnation of real property, as provided for in the Redevelopment Plan for the Project Area, is necessary to

the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;

- (7) The Redevelopment Plan provides for a feasible method for the relocation of families and persons displaced from the Project Area whenever the temporary or permanent displacement of any occupants of housing facilities in the Project Area becomes necessary.
- (8) There are or are being provided in the Project Area or other areas decent, safe, and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment.
- (9) The Redevelopment Plan for the Project Area will afford a maximum opportunity consistent with the sound needs of the community as a whole for the redevelopment of such area by private enterprise;
- (10) In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted, it is found and determined that certain official action must be taken by the City Council with reference, among other things, to change in zoning, the closing of existing streets, and other public ways, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly the City Council hereby:
 - (a) Pledges its cooperation in helping to carry out such Redevelopment Plan; and
 - (b) Requests the various officials, departments, boards and agencies of the City of La Habra having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan; and

Section 5. The City Council hereby declares that permanent housing facilities will be available within three years from the time occupants of the project area are displaced; and that pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

Section 6. All written and oral objections to the Redevelopment Plan are hereby overruled.

Section 7. The City Clerk hereby is directed to send a certified copy of this Ordinance to the Agency and the Agency hereby is vested with the responsibility for carrying out the Redevelopment Plan for the Downtown Redevelopment Project.

Section 8. The City Clerk hereby is directed to record with the County Recorder of Orange County a description of the land within the Project Area and a statement that proceedings for the redevelopment of the Project Area have been instituted under the California Community Redevelopment Law. The Agency hereby is directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 9. The Department of Community Development & Planning (Building and Safety) of the City of La Habra is hereby directed for a period of three years after the effective date of this Ordinance to advise all applicants for building permits within the Project Area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

Section 10. The City Clerk is directed to transmit a copy of the description and statement recorded by the Clerk pursuant to Section 8 of this Ordinance, a copy of this Ordinance, and a map or plat showing the boundaries of the Project Area to the Auditor and Tax Assessor of Orange County, to the governing body of each of the taxing agencies which levies taxes upon any property in the Project Area, and to the State Board of Equalization.

Section 11. Whenever, in the accomplishment of the Redevelopment Plan it becomes necessary to institute any proceedings for change of zone, change of grade, street closing, street widening, or other similar proceedings, the City will institute the proceedings, where applicable law permits, without cost to the Agency. In no event shall any charge be made to the Agency, or any deposit be required of the Agency, where a charge or deposit would not be required by any other government agency.

Section 12. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or the application

thereof to any person, firm, corporation or circumstance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of La Habra hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more meetings, subsections, sentences, clauses, phrase, or portion be declared invalid or unconstitutional.

Section 13. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be posted as required by law.

The foregoing ordinance was regularly introduced at a regular meeting of the La Habra City Council held on the 23rd of October, 1975, and was thereafter adopted at an adjourned meeting held on the 29th of October, 1975 by the following roll call vote:

AYES: COUNCILMEMBERS: Young, Stevens, Nevil, and Mayor Graham

NOES: COUNCILMEMBERS: None

ABSTAINED: COUNCILMEMBERS: None

APPROVED: BETH GRAHAM, Mayor

ATTEST: JOANN JELLY

Deputy City Clerk

Publish: Daily Star-Progress, Oct. 31, 1975.

582-75