

## ORDINANCE NO. 1771

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING SPECIFIC PLAN AMENDMENT 16-01 MODIFYING THE LAND USE DIAGRAM OF THE LA HABRA BOULEVARD SPECIFIC PLAN TO BE CONSISTENT WITH THE LA HABRA GENERAL PLAN 2035 INCLUDING MODIFICATION OF PARK BOUNDARIES FOR EL CENTRO – LIONS PARK, MAHONY PARK AND THE TOWN CENTER PARK AS PER, EXHIBIT A.

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

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

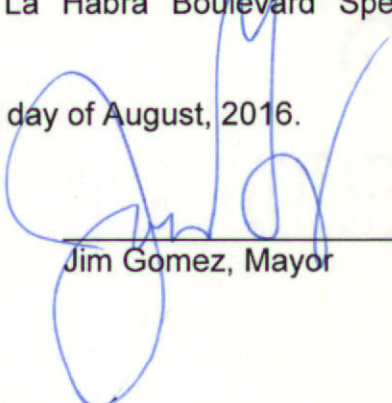
- a. City staff has initiated a request for Specific Plan Amendment 16-01 to modify the land use diagram for consistency with the La Habra General Plan 2035.
- b. On January 21, 2014, the City Council certified Environmental Impact Report (EIR) 13-01 associated with the La Habra General Plan 2035, the 2014-2021 Housing Element Update, and La Habra Climate Action Plan (CAP). The proposed action is to bring the La Habra Boulevard Specific Plan into consistency with the General Plan. The land uses discussed in this report were analyzed as part of that EIR. No additional CEQA review is required at this time. All future improvements of the sites, subject to this proposal, will be required to be reviewed pursuant to CEQA requirements at such time as development is considered.
- c. The proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP); since the proposal does not entail any actual construction it is exempt from the requirements.
- d. The Planning Commission held a duly noticed public hearing on July 11, 2016 to consider the request for Specific Plan Amendment 16-01. The Planning Commission, after considering all the written and oral evidence offered including the staff report and all attachments, has recommended that the City Council approve Specific Plan Amendment 16-01.
- e. The City Council held a duly noticed public hearing on August 1, 2016 to consider the request for Specific Plan Amendment 16-01. The City Council, after considering all the written and oral evidence offered including the staff report and all attachments along with the Planning Commission's recommendation, approves Specific Plan Amendment 16-01.

Section 2. The City Council further finds and determines that:

- a. The proposed Specific Plan Amendment complies with California Government Code Section 65451(a)1.
- b. The proposed Specific Plan Amendment is consistent with the goals and objectives of the La Habra General Plan 2035, specifically Chapter 2 "Community Development", Section A "Land Use" by making the Land Use Designations as depicted in Exhibit A, of this resolution consistent with the Land Use Categories depicted in Figure 2-1 "Land Use Plan Diagram" of the La Habra General Plan 2035.

Section 3. Based upon the foregoing, the City Council of the City of La Habra does approve an Ordinance adopting Specific Plan Amendment 16-01, to the Land Use Plan Diagram of the La Habra Boulevard Specific Plan, attached hereto as Exhibit A.

**PASSED, APPROVED AND ADOPTED** this 15th day of August, 2016.




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Jim Gomez, Mayor

Attest:

Tamara D. Mason  
 Tamara D. Mason, MMC, City Clerk

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

I, Tamara D. Mason, City Clerk of the City of La Habra, do hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 1771 introduced at a regular meeting of the City Council of the City of La Habra held on the 1<sup>st</sup> day of August 2016, and was thereafter adopted at a regular meeting held on the 15th of August, 2016, by the following vote:

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

Said ordinance has been published or posted pursuant to law.

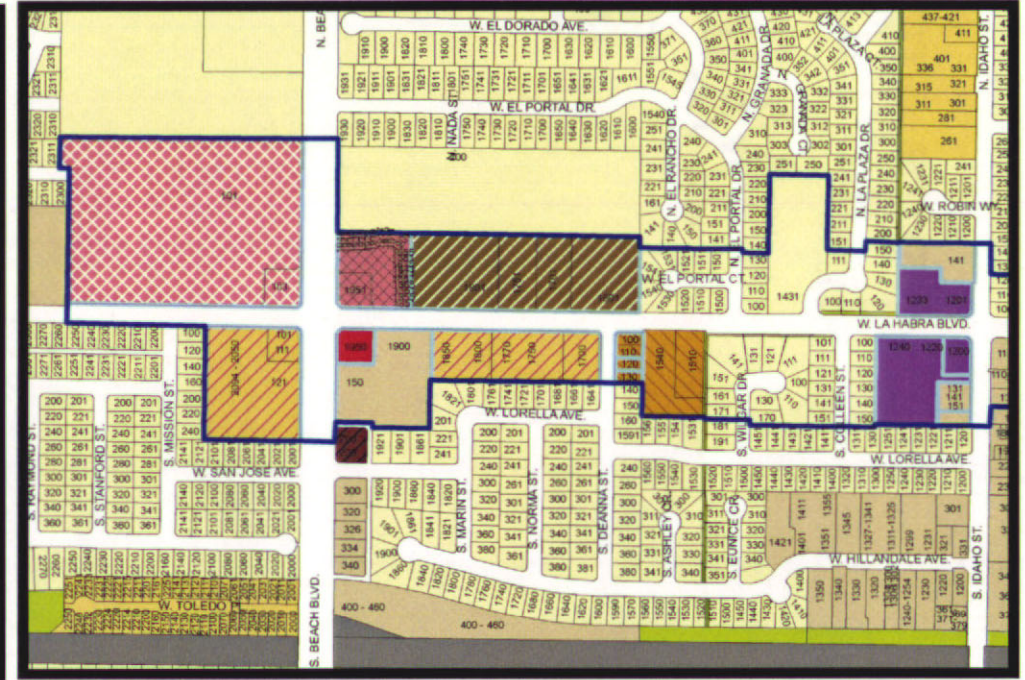
Witness my hand and the official seal of the City of La Habra this 15th day of August, 2016.

Tamara D. Mason  
 Tamara D. Mason, MMC, City Clerk

# La Habra Boulevard Specific Plan- Land Use Beach Boulevard to Idaho Street (Exhibit A - Pg. 1 of 5)

Current Specific Plan

Amended Specific Plan



**RESIDENTIAL**

- Rural Density (0-3 Families/Acre)
- Low Density (4-8 Families/Acre)
- Medium Density (9-14 Families/Acre)
- High Density (15-23 Families/Acre)
- Mobile Home Park (8-13 Families/Acre)
- Transitional (up to 23 Families/Acre)

**COMMERCIAL**

- Neighborhood Commercial
- Community Shopping Center
- Central Business District
- Highway Commercial
- Professional Office

**OPEN SPACE**

- Parks, Flood Channels
- Specific Plan Boundary

**PUBLIC FACILITY**

- Fire
- Police
- Civic Center
- Utilities
- Other

**INDUSTRIAL**

- Commercial Industrial
- Light Industrial
- Railroad R-O-W
- Parcels To Be Changed



**RESIDENTIAL**

- Low Density (0-8 units/ac)
- Medium Density (9-14 units/ac)
- Residential Multi-Family 1 (15-24 units/ac)
- Residential Multi-Family 2 (25-30 units/ac)
- Residential Multi-Family 3 (31-36 units/ac)
- Residential Multi-Family High (37-50 units/ac)
- Mobile Home Park (8-13 units/ac)

**COMMERCIAL**

- Neighborhood Commercial (0.3 FAR)
- Community Shopping Center 1 (0.5 FAR)
- Community Shopping Center 2 (0.8 FAR)
- Commercial Highway (0.3 FAR)
- Commercial Professional/Office Priority (1.5 FAR)
- Professional Office (0.7 FAR)

**INDUSTRIAL**

- Commercial Industrial (0.8 FAR)
- Light Industrial (0.8 FAR)
- Railroad ROW

**MIXED-USE**

- Mixed-Use Center 1 (MU-1.5 FAR; Commercial 0.5 FAR; MF-1 15-24 units/ac)
- Mixed-Use Center 2 (MU-1.5 FAR; Commercial 0.5 FAR; MF-3 31-36 units/ac)
- Mixed-Use Center 3 (MU-1.5 FAR; Commercial 0.8 FAR; MF-H 37-50 units/ac)
- Central District Mixed-Use 1 \*
- Central District Mixed-Use 2 \*\*
- Corridor Mixed-Use 1 (Commercial 0.5 FAR-max 20% of block; MF-1 15-24 units/ac)
- Corridor Mixed-Use 2 (Commercial 0.5 FAR-max 20% of block; MF-3 31-36 units/ac)
- Corridor Mixed-Use 3 (Commercial 0.8 FAR; MF-3 31-36 units/ac)
- Transitional (0.40 FAR/up to 23 Families per acre)

**OPEN SPACE**

- Parks, Flood Channels
- Specific Plan Boundary

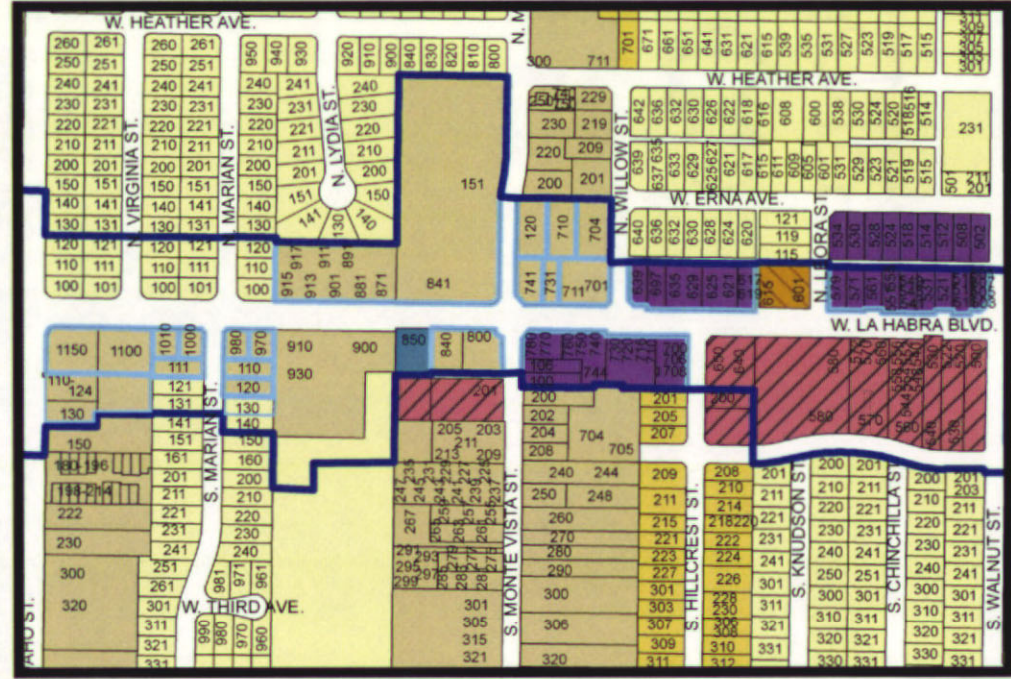
**PUBLIC FACILITY**

- Public Facility
- Parcels That Have Been Approved

# La Habra Boulevard Specific Plan - Land Use

## Idaho Street to Walnut Street (Exhibit A - Pg. 2 of 5)

Current Specific Plan
Amended Specific Plan



### RESIDENTIAL

- Rural Density (0-3 Families/Acre)
- Low Density (4-8 Families/Acre)
- Medium Density (9-14 Families/Acre)
- High Density (15-23 Families/Acre)
- Mobile Home Park (8-13 Families/Acre)
- Transitional (up to 23 Families/Acre)

### COMMERCIAL

- Neighborhood Commercial
- Community Shopping Center
- Central Business District
- Highway Commercial
- Professional Office

### OPEN SPACE

- Parks, Flood Channels
- Specific Plan Boundary

### PUBLIC FACILITY

- Fire
- Police
- Civic Center
- Utilities
- Other

### INDUSTRIAL

- Commercial Industrial
- Light Industrial
- Railroad R-O-W

Parcels To Be Changed



### RESIDENTIAL

- Low Density (0-8 units/ac)
- Medium Density (9-14 units/ac)
- Residential Multi-Family 1 (15-24 units/ac)
- Residential Multi-Family 2 (25-30 units/ac)
- Residential Multi-Family 3 (31-36 units/ac)
- Residential Multi-Family High (37-50 units/ac)
- Mobile Home Park (8-13 units/ac)

### COMMERCIAL

- Neighborhood Commercial (0.3 FAR)
- Community Shopping Center 1 (0.5 FAR)
- Community Shopping Center 2 (0.8 FAR)
- Commercial Highway (0.3 FAR)
- Commercial Professional/Office Priority (1.5 FAR)
- Professional Office (0.7 FAR)

### INDUSTRIAL

- Commercial Industrial (0.8 FAR)
- Light Industrial (0.8 FAR)
- Railroad ROW

### MIXED-USE

- Mixed-Use Center 1 (MU-1.5 FAR; Commercial 0.5 FAR; MF-1 15-24 units/ac)
- Mixed-Use Center 2 (MU-1.5 FAR; Commercial 0.5 FAR; MF-3 31-36 units/ac)
- Mixed-Use Center 3 (MU-1.5 FAR; Commercial 0.8 FAR; MF-H 37-50 units/ac)
- Central District Mixed-Use 1 \*
- Central District Mixed-Use 2 \*\*
- Corridor Mixed-Use 1 (Commercial 0.5 FAR-max 20% of block; MF-1 15-24 units/ac)
- Corridor Mixed-Use 2 (Commercial 0.5 FAR-max 20% of block; MF-3 31-36 units/ac)
- Corridor Mixed-Use 3 (Commercial 0.8 FAR; MF-3 31-36 units/ac)
- Transitional (0.40 FAR/up to 23 Families per acre)

### OPEN SPACE

- Parks, Flood Channels
- Specific Plan Boundary

### PUBLIC FACILITY

- Public Facility

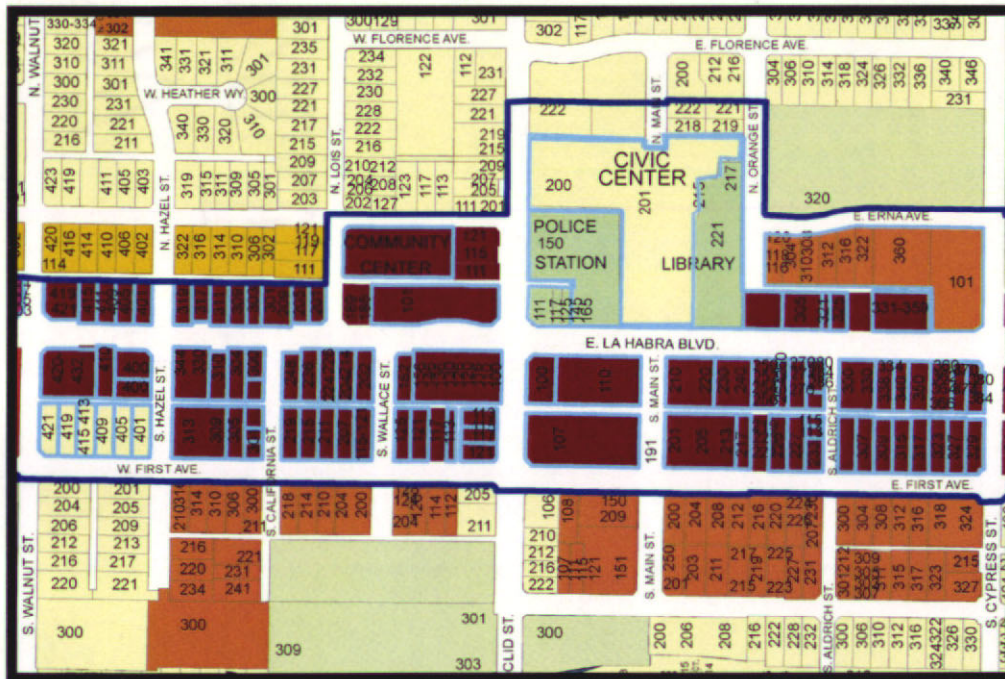
Parcels That Have Been Approved

# La Habra Boulevard Specific Plan - Land Use

## Walnut Street to Cypress Street (Exhibit A - Pg. 3 of 5)

Current Specific Plan

Amended Specific Plan



### RESIDENTIAL

- Rural Density (0-3 Families/Acre)
- Low Density (4-8 Families/Acre)
- Medium Density (9-14 Families/Acre)
- High Density (15-23 Families/Acre)
- Mobile Home Park (8-13 Families/Acre)
- Transitional (up to 23 Families/Acre)

### COMMERCIAL

- Neighborhood Commercial
- Community Shopping Center
- Central Business District
- Highway Commercial
- Professional Office

### OPEN SPACE

- Parks, Flood Channels
- Specific Plan Boundary

### PUBLIC FACILITY

- Fire
- Police
- Civic Center
- Utilities
- Other

### INDUSTRIAL

- Commercial Industrial
- Light Industrial
- Railroad R-O-W

Parcels To Be Changed



### RESIDENTIAL

- Low Density (0-8 units/ac)
- Medium Density (9-14 units/ac)
- Residential Multi-Family 1 (15-24 units/ac)
- Residential Multi-Family 2 (25-30 units/ac)
- Residential Multi-Family 3 (31-36 units/ac)
- Residential Multi-Family High (37-50 units/ac)
- Mobile Home Park (8-13 units/ac)

### COMMERCIAL

- Neighborhood Commercial (0.3 FAR)
- Community Shopping Center 1 (0.5 FAR)
- Community Shopping Center 2 (0.8 FAR)
- Commercial Highway (0.3 FAR)
- Commercial Professional/Office Priority (1.5 FAR)
- Professional Office (0.7 FAR)

### INDUSTRIAL

- Commercial Industrial (0.8 FAR)
- Light Industrial (0.8 FAR)
- Railroad ROW

### MIXED-USE

- Mixed-Use Center 1 (MU-1.5 FAR; Commercial 0.5 FAR; MF-1 15-24 units/ac)
- Mixed-Use Center 2 (MU-1.5 FAR; Commercial 0.5 FAR; MF-3 31-36 units/ac)
- Mixed-Use Center 3 (MU-1.5 FAR; Commercial 0.8 FAR; MF-H 37-50 units/ac)
- Central District Mixed-Use 1 \*
- Central District Mixed-Use 2 \*\*
- Corridor Mixed-Use 1 (Commercial 0.5 FAR-max 20% of block; MF-1 15-24 units/ac)
- Corridor Mixed-Use 2 (Commercial 0.5 FAR-max 20% of block; MF-3 31-36 units/ac)
- Corridor Mixed-Use 3 (Commercial 0.8 FAR; MF-3 31-36 units/ac)
- Transitional (0.40 FAR/up to 23 Families per acre)

### OPEN SPACE

- Parks, Flood Channels
- Specific Plan Boundary

### PUBLIC FACILITY

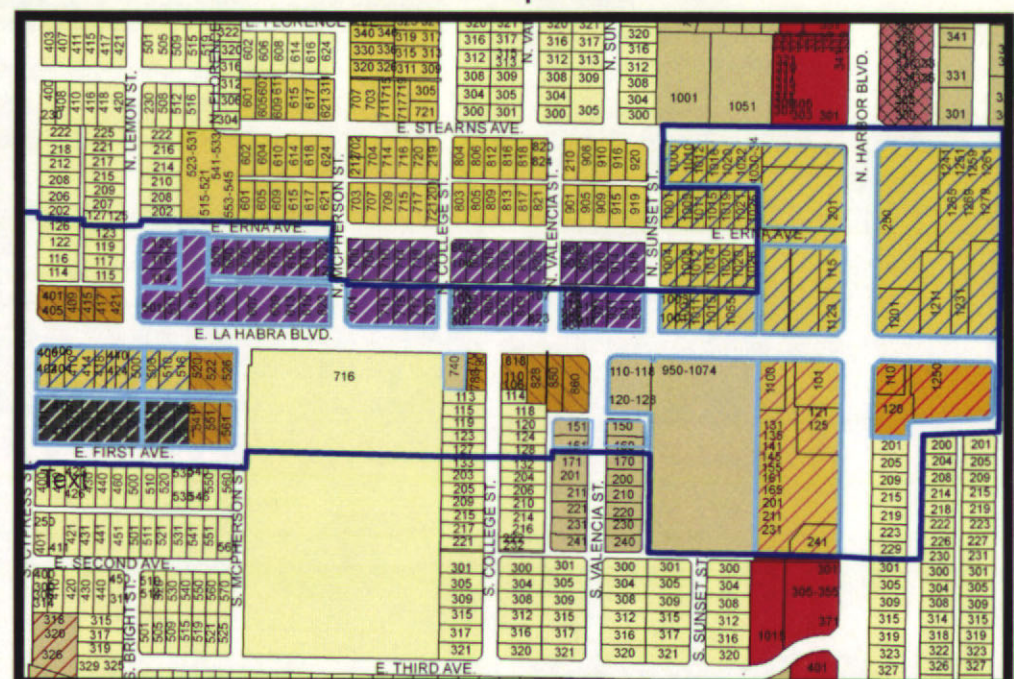
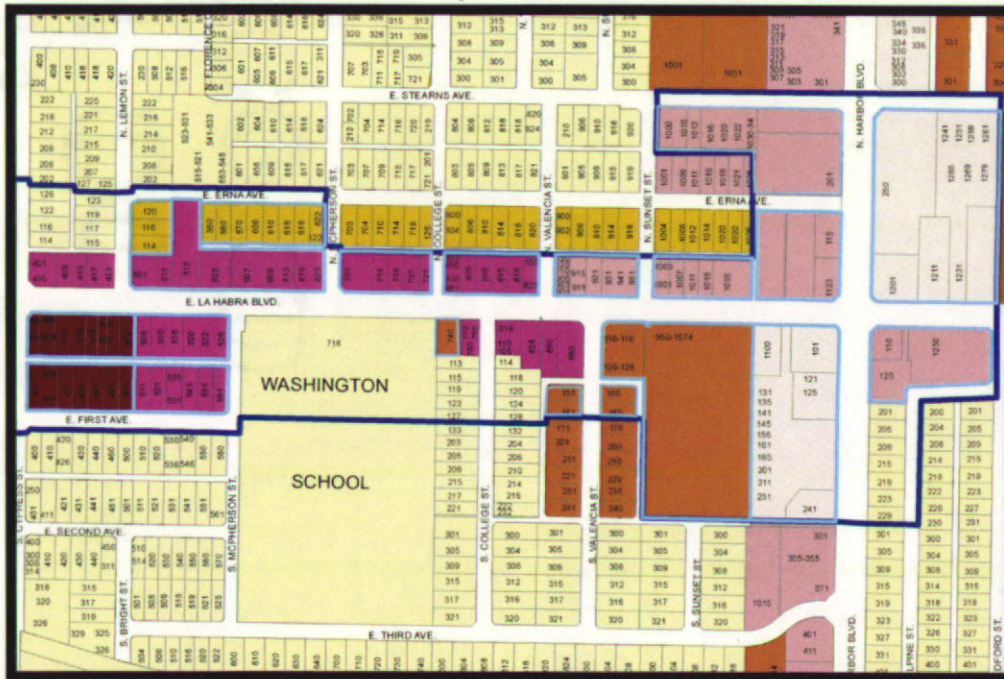
- Public Facility
- Parcels That Have Been Approved

# La Habra Boulevard Specific Plan - Land Use

## Cypress Street to Harbor Boulevard (Exhibit A - Pg. 4 of 5)

Current Specific Plan

Amended Specific Plan



**RESIDENTIAL**

- Rural Density (0-3 Families/Acre)
- Low Density (4-8 Families/Acre)
- Medium Density (9-14 Families/Acre)
- High Density (15-23 Families/Acre)
- Mobile Home Park (8-13 Families/Acre)
- Transitional (up to 23 Families/Acre)

**COMMERCIAL**

- Neighborhood Commercial
- Community Shopping Center
- Central Business District
- Highway Commercial
- Professional Office

**OPEN SPACE**

- Parks, Flood Channels
- Specific Plan Boundary

**PUBLIC FACILITY**

- Fire
- Police
- Civic Center
- Utilities
- Other

**INDUSTRIAL**

- Commercial Industrial
- Light Industrial
- Railroad R-O-W

Parcels To Be Changed



**RESIDENTIAL**

- Low Density (0-8 units/ac)
- Medium Density (9-14 units/ac)
- Residential Multi-Family 1 (15-24 units/ac)
- Residential Multi-Family 2 (25-30 units/ac)
- Residential Multi-Family 3 (31-36 units/ac)
- Residential Multi-Family High (37-50 units/ac)
- Mobile Home Park (8-13 units/ac)

**COMMERCIAL**

- Neighborhood Commercial (0.3 FAR)
- Community Shopping Center 1 (0.5 FAR)
- Community Shopping Center 2 (0.8 FAR)
- Commercial Highway (0.3 FAR)
- Commercial Professional/Office Priority (1.5 FAR)
- Professional Office (0.7 FAR)

**INDUSTRIAL**

- Commercial Industrial (0.8 FAR)
- Light Industrial (0.8 FAR)
- Railroad ROW

**MIXED-USE**

- Mixed-Use Center 1 (MU-1.5 FAR; Commercial 0.5 FAR; MF-1 15-24 units/ac)
- Mixed-Use Center 2 (MU-1.5 FAR; Commercial 0.5 FAR; MF-3 31-36 units/ac)
- Mixed-Use Center 3 (MU-1.5 FAR; Commercial 0.8 FAR; MF-H 37-50 units/ac)
- Central District Mixed-Use 1 \*
- Central District Mixed-Use 2 \*\*
- Corridor Mixed-Use 1 (Commercial 0.5 FAR-max 20% of block; MF-1 15-24 units/ac)
- Corridor Mixed-Use 2 (Commercial 0.5 FAR-max 20% of block; MF-3 31-36 units/ac)
- Corridor Mixed-Use 3 (Commercial 0.8 FAR; MF-3 31-36 units/ac)
- Transitional (0.40 FAR/up to 23 Families per acre)

**OPEN SPACE**

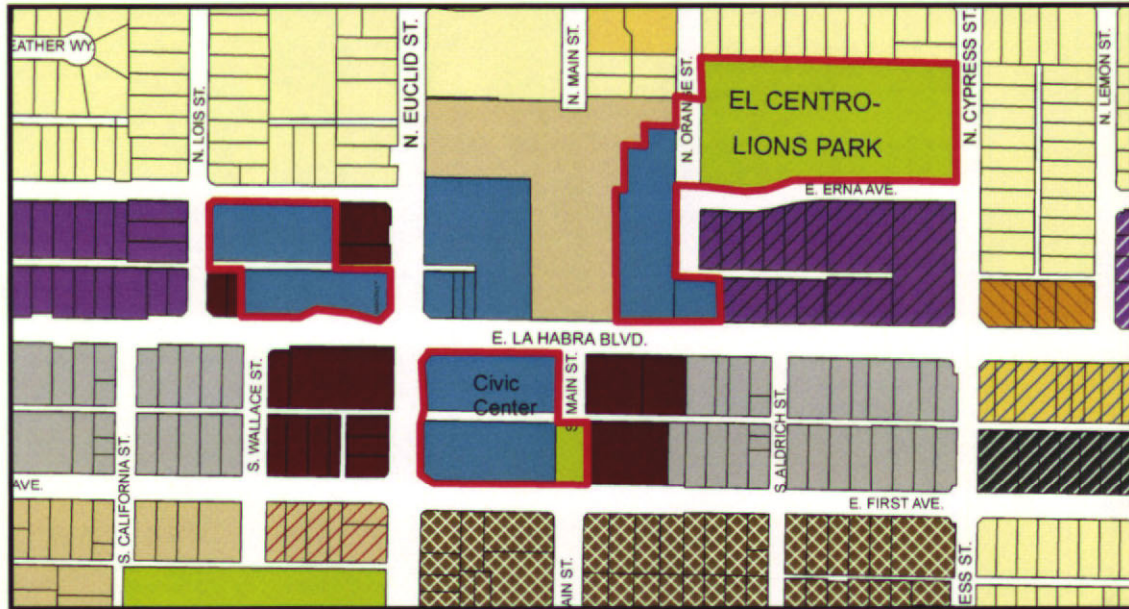
- Parks, Flood Channels
- Specific Plan Boundary






**PUBLIC FACILITY**

- Public Facility
- Parcels That Have Been Approved



# La Habra Boulevard Specific Plan Land Use



-  Central District Mixed-Use 1
-  Commercial Professional Office Priority
-  Corridor Mixed-Use 3
-  Low Density
-  Medium Density
-  Parks, Flood Channels
-  Public Facility
-  Residential Multi-Family 1
-  New Park Boundary

