Appendix C

RANCHO LA HABRA

City of La Habra

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Draft Rancho La Habra
SPECIFIC PLAN

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Section 1 Summary

1.1 Introduction

The Rancho La Habra Specific Plan (Specific Plan) presents a comprehensive vision to create a new residential community that meets the needs of the City. The Specific Plan defines the land use mix and density, design guidelines and development standards to provide for aesthetic, cohesive, and quality development, circulation patterns, recreation and open space area concepts, and the infrastructure necessary to adequately serve the land uses.

1.2 Location of the Specific Plan Area

The area subject to this Specific Plan consists of the 150.8-acres Westridge Golf Club located in the southwestern portion of the City of La Habra as shown on Figures 1 and 2. The Specific Plan Area is located at 1400 South La Habra Hills Drive, between Beach Boulevard on the west, Idaho Street on the east, and south of Imperial Highway (Figure 3). Access to the project site takes place from La Habra Hills Drive, which traverses through the Westridge Plaza retail center and forms a signalized intersection with Imperial Highway. La Habra Hills Drive also provides a secondary access to the existing Westridge Residential Neighborhood.

1.3 Historical Land Use

The Specific Plan Area was originally part of the 915-acre West Coyote Hills oil field operated by Chevron Oil Company. In 1992, Pacific Coast Homes prepared the La Habra Hills Specific Plan to create a master planned community on the 380 acres located in La Habra's corporate boundary. The La Habra Hills Specific Plan created a development plan consisting of four residential neighborhoods totaling 700 residential dwelling units, an 18-hole golf course, a 29.5-acre community park, and 2.6 acres of open space. The entire residential component of the Specific Plan has been constructed; however, only 556 dwelling units were built.

The golf course, located in the northern portion of the La Habra Hills Specific Plan area, was created to provide a recreation amenity within the southern portion of the City of La Habra. Although privately owned, the golf course is open to the public for a fee for golf and/or use of the driving range. The golf course also includes a clubhouse with a restaurant, banquet rooms, and pro shop.

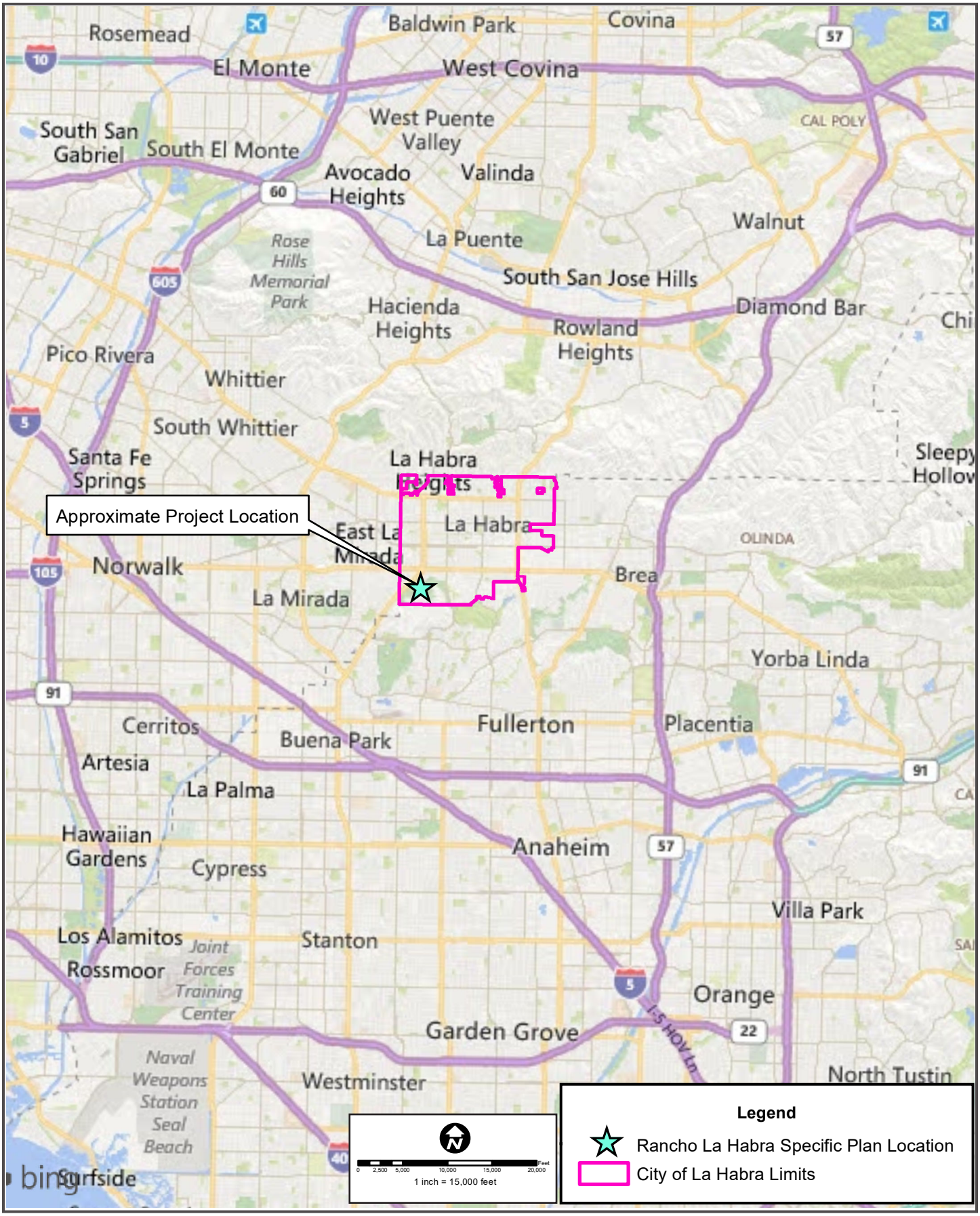


Figure 1: Regional Location Map

Source: Bing Road Maps; SCAG (2010).

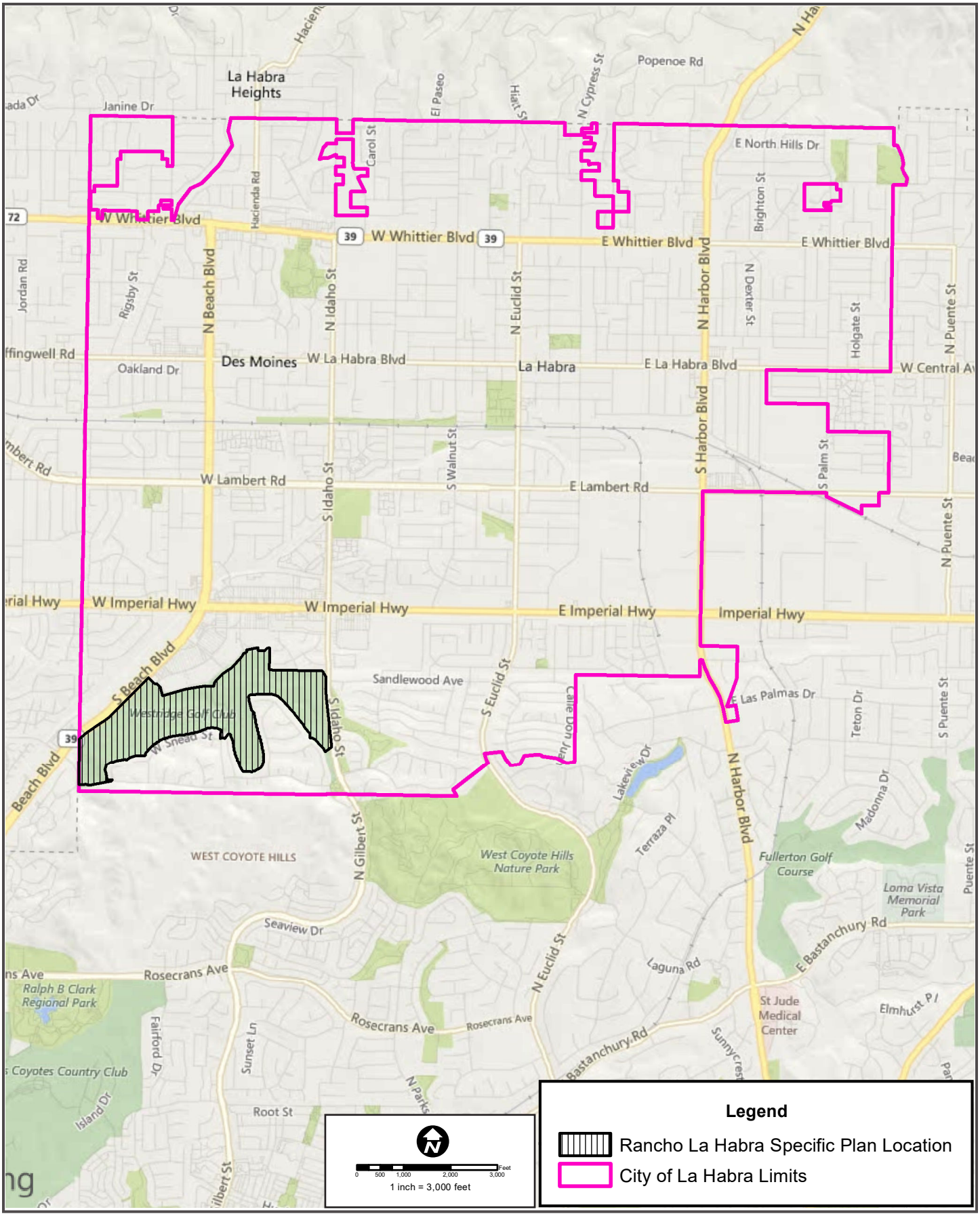


Figure 2: Site Vicinity Map

Source: Bing Road Maps; SCAG (2010).

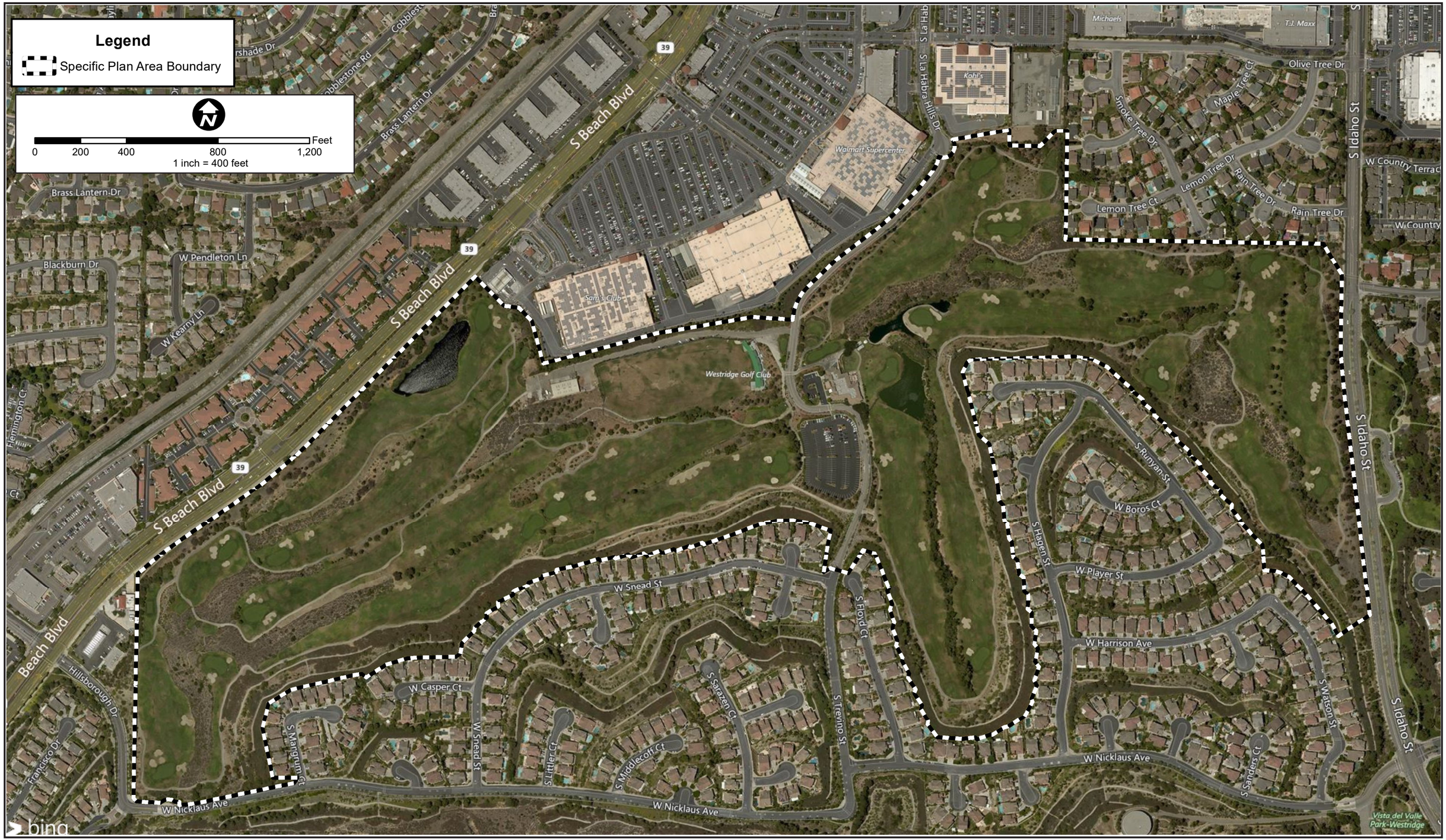


Figure 3: Site Location Map

Source: Bing Maps.

1.4 Surrounding Land Uses

Located south of the of the Specific Plan Area is single-family residential development within the La Habra Hills Specific Plan, known as the Westridge Residential Neighborhood. Beach Boulevard is located adjacent to the site's western boundary; multiple-family residential development is located west of that arterial roadway. Westridge Plaza Shopping Center, a 695,000 square foot retail/commercial center at the southeast corner of Beach Boulevard and Imperial Highway, and a single-family residential subdivision south of Olive Tree Drive, abut the site to the north. Idaho Street borders the Westridge Golf Club on the east; and a public park (Vista Del Valle) and single-family residential development are located east of Idaho Street. Figure 4 provides a comparison of the approximate densities of the surrounding land uses compared to the maximum density permitted in each Specific Plan Planning Area.

1.5 Authority and Scope

California Governmental Code Section 65450 et. seq. authorizes cities to prepare specific plans for the "systematic implementation of the general plan for all or part of the area covered by the general plan."[1] Section 65451 requires Specific Plans include the following:

> (1) The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
>
> (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
>
> (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
>
> (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

Pursuant to California Government Code Section 65454, a Specific Plan shall be consistent with the local jurisdiction's General Plan. In cases where a conflict occurs between the existing General Plan designation and the Specific Plan land use designations, and/or Goals and Policies a General Plan Amendment is necessary.

The Rancho La Habra Specific Plan will be adopted by Ordinance and function as a regulatory document.

1. California Government Code Section 65450.

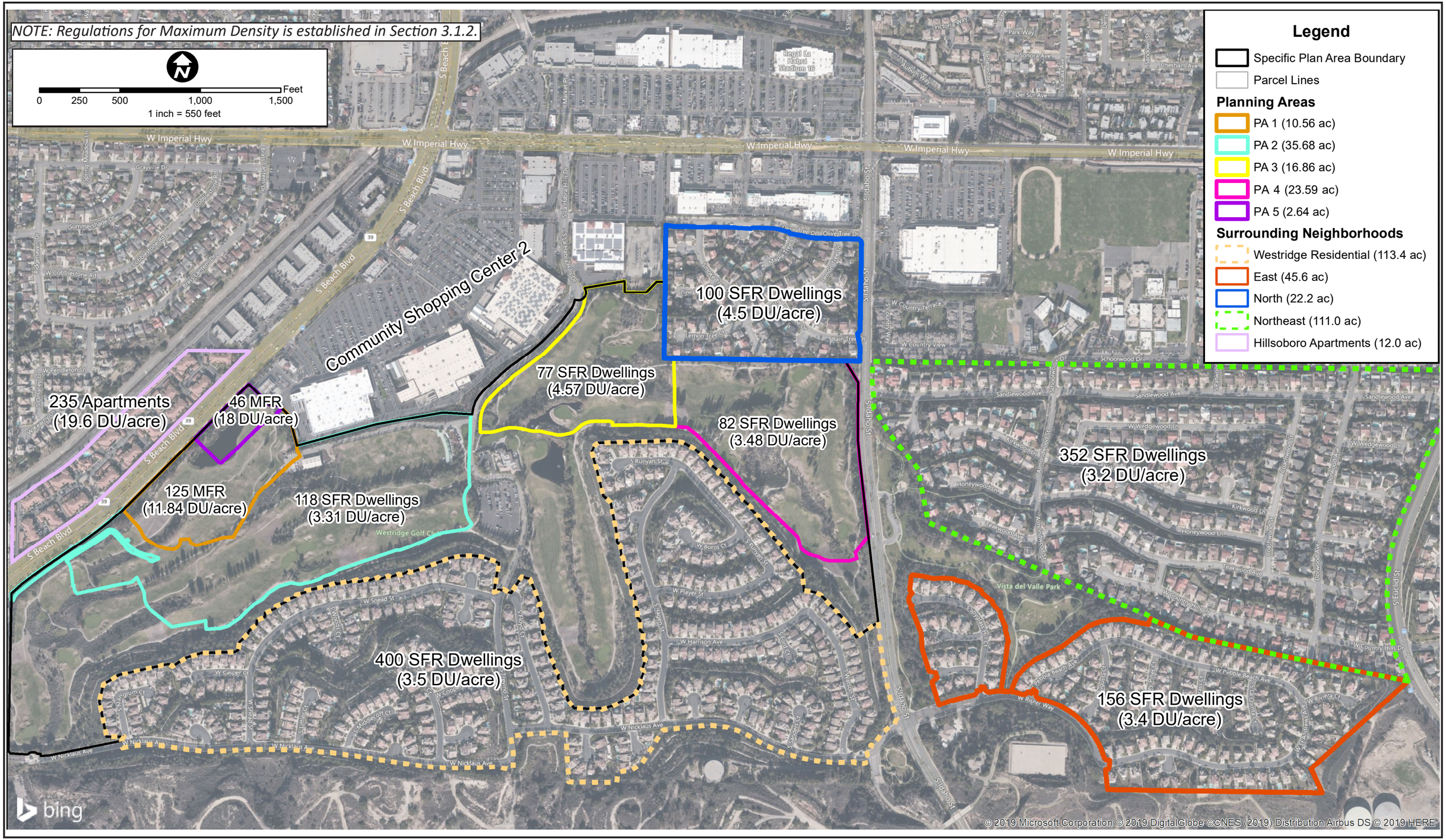


Figure 4: Surrounding Land Use Map and Density Comparison

Source: Bing Map; County of Orange GIS (2016); Hunsaker & Associates (10/23/2019).

1.6 Relationship to City of La Habra General Plan

A specific plan must, by law, be in conformance or consistent with the General Plan for that area. The Governor's Office of Planning and Research defines consistency with a General Plan as "a program or project that will further the objectives and policies of the General Plan and not obstruct their attainment."

The Rancho La Habra Specific Plan is consistent with the City of La Habra General Plan. It is the intent of the City Council that this Specific Plan will lead to the systematic implementation of the General Plan goals and polices that relate to, and control, development in the Specific Plan Area.

1.7 Organization of the Specific Plan

The Specific Plan is organized into seven primary sections as follows:

Section 2.0 **Goals and Objectives.** This section identifies the goals and objectives of the Specific Plan. The goals and objectives help describe the vision of the proposed development. (Government Code Section 65451(a)(3))

Section 3.0 **Land Use Plan.** The Land Use Plan is regulatory and establishes permitted land uses at specified density and intensities within the Specific Plan Area. The Land Use Plan also establishes development standards for future development within each land use category. (Government Code Section 65451(a)(1))

Section 4.0 **Development Plan.** The Development Plan is regulatory and establishes standards for the development of the Specific Plan Area, as shown on the Land Use Plan. While the Land Use Plan establishes development standards for the building construction, the Development Plan establishes development standards for other aspects of the development of the Specific Plan Area. (Government Code Section 65451(a)(3))

Section 5.0 **Urban Design Guidelines.** The Urban Design Guidelines are regulatory and establish standards for architectural design within the Specific Plan Area. This section provides a description of how future development would appear. Future development is required to obtain final Design Review approval from the Planning Commission and City Council. The Design Review plans shall be consistent with the Urban Design Guidelines established in this section. (Government Code Section 65452)

Section 6.0 **Infrastructure Plan.** The Infrastructure Plan describes what infrastructure is necessary to serve future development within the Specific Plan Area. This section provides a description of improvements that would be shown in greater detail on other plans, such as a subdivision map, utility, or improvement plans. (Government Code Section 65451(a)(2))

Section 7.0 **Implementation Plan.** The Implementation Plan is an administrative section describing how the Specific Plan shall be implemented, enforced, and amended, if necessary. (Government Code Section 65451(a)(4) and 65453)

Section 2 Goals and Objectives

This Specific Plan defines land use regulations, development standards, and architectural guidelines for future development within the Specific Plan Area. The Specific Plan and conforming Site Plan are regulatory tools that the City, Developer, property owners, and the development community will refer to for standards of the design within the Specific Plan Area. The Specific Plan replaces standard zoning regulations applicable to the Planning Area. Where the Specific Plan is silent on a specific topic, the Zoning Code of the City of La Habra shall prevail. The goals and objectives established for the Planning Area through the Specific Plan include guidance to:

- Provide a comprehensive land use plan based on planning principals that designate the type, distribution, location, and extent of land uses, roadways, and improvements within the Specific Plan Area.
- Establish development regulations, design guidelines, and other procedures to guide the development and to provide appropriate architectural themes that are consistent with the City's vision and important landmarks.
- Ensure that the existing and future neighborhood character is maintained.
- Provide adequate public infrastructure improvements required to support the land use envisioned under the Specific Plan.
- Provide for the long-term maintenance of all improvements.

Section 3 Land Use Plan

The Specific Plan Area creates a planned community that includes residential, commercial, and recreational land uses, while providing sufficient supporting infrastructure. Key elements of the land use plan include:

- A mix of land uses that may include retail, multi-family residential, single-family residential, parks, open space, and public community center.
- A mix of residential land uses designed to attract first time homebuyers, young families, move-up buyers, and downsizing retired buyers.
- Land uses compatible with existing surrounding land uses by locating retail or multi-family residential adjacent to the existing Westridge Plaza Shopping Center; single family residential adjacent to the existing Westridge and Rain Tree Drive neighborhoods; and multi-family residential adjacent to Beach Boulevard and across from the Hillsborough Apartments.
- Residential densities consistent with existing surrounding residential neighborhoods.
- The majority of the Project site is open space and parkland consisting of public open space and parkland (19%), conservation area (7%), private open space and basins (19%), and the existing slope (13%) found along the southern boundary of the Specific Plan Area. The remaining land uses include residential (29%), mixed-use (2%), and streets (13%).
- The dedication of 48.2 acres of new public parkland and open space to the City.

3.1 Land Use Plan

The land use plan describes the location, type, and intensity of land uses permitted in seven planning areas. The land use plan is graphically depicted in Figure 5 and outlined within Table 1 below. The Specific Plan Area is further organized by smaller Planning Areas (PA) with the following land uses as shown on Figure 6.

Table 1. Planning Area Land Use

Planning Area	Planning Area Use	Land Use Designation[a]
PA 1	Multi-Family Residential	Multi-Family 1
PA 2	Single Family Residential	Low Density Residential
PA 3	Single Family Residential	Low Density Residential
PA 4	Single Family Residential	Low Density Residential
PA 5	Commercial or Multi-Family Residential	Mixed-Use Center 1
PA 6	Public Open Space/ Parkland	Open Space
	Conservation District Overlay	Open Space
PA 7	Existing Westridge Residential Neighborhood Slope	Open Space

a. The land use designations listed use the same category titles as presented in the City of La Habra's General Plan.

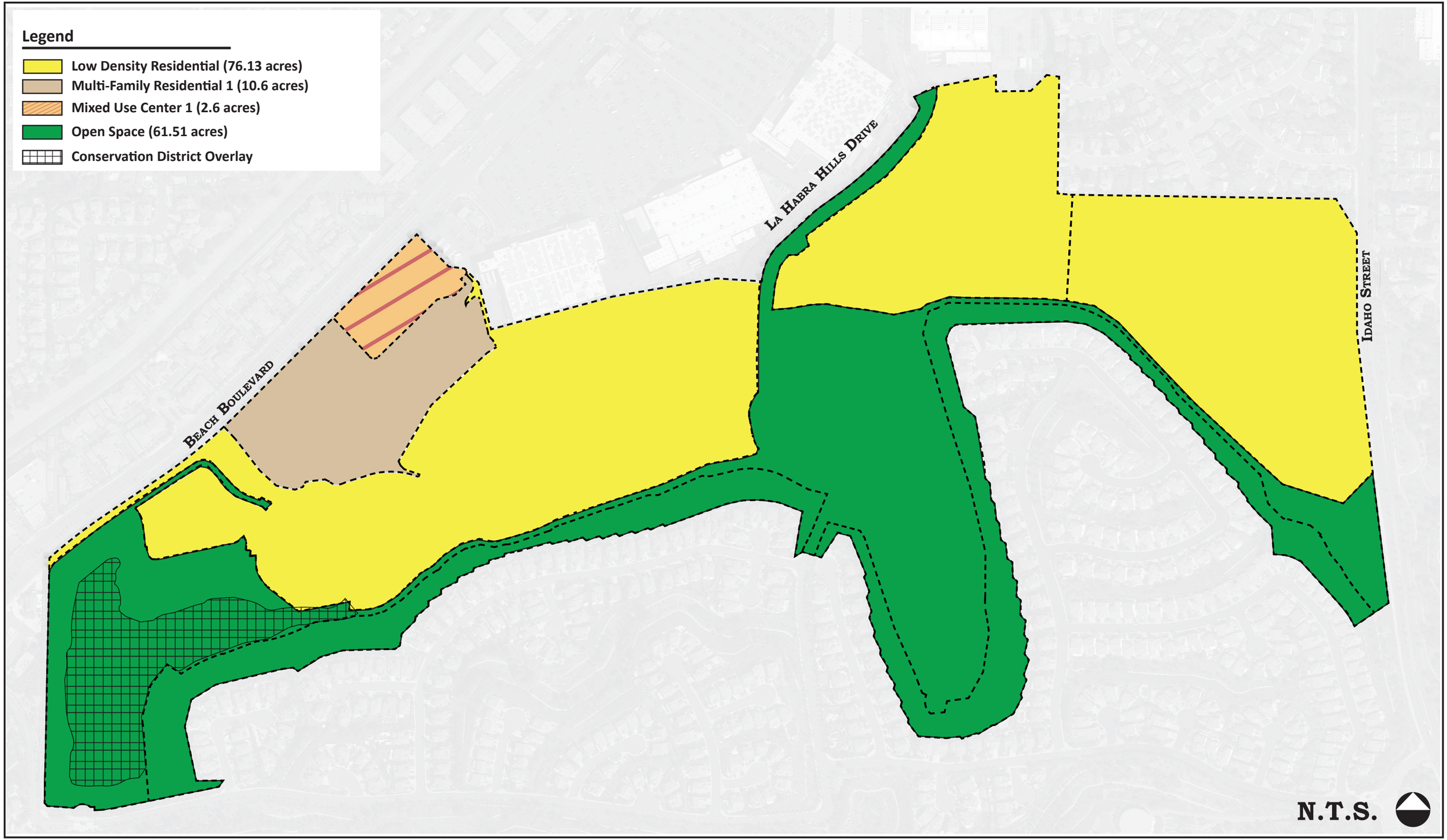


Figure 5: Land Use Map

Source: LSA (08/27/2019); SMP (09/17/19).

Figure 6: Planning Area Map
Source: SMP (09/17/2019).

The residential component of the Specific Plan Area provides a maximum of 402 dwelling units on 150.8 acres of the Project site resulting in an overall gross density of 2.66 dwelling units per acre (du/ac), calculated using the City of La Habra General Plan calculations. If PA 5 is developed as residential, the Specific Plan Area provides a maximum of 448 dwelling units on 150.8 acres of the Project site resulting in an overall gross density of 2.97 dwelling units per acre (du/ac). This overall density is consistent with City's Low Density (0 – 8 dwelling units per acre) land use designation. While the overall gross density of the Specific Plan Area is 2.66 du/ac, densities within the Specific Plan's residential neighborhoods (Planning Areas) vary to accommodate a variety of housing types.

Table 2 summarizes land use by Planning Area, which is also further described in the following sections.

Table 2. Use By Planning Area

Use	Acres								Percentage
	PA 1	PA 2	PA 3	PA 4	PA 5	PA 6	PA 7	Total	
Conservation Area	-	-	-	-	-	9.86	-	**9.86**	**7%**
Public Open Space and Parkland	-	-	-	-	-	28.86	-	**28.86**	**19%**
Private Open Space and Detention Basins[a]	1.66	14.5	5.86	5.91	0.14	-	-	**28.07**	**19%**
Existing Westridge Slope	-	-	-	-	-	-	19.38	**19.38**	**13%**
Multi-Family Residential	8.60	-	-	-	-	-	-	**8.60**	**6%**
Single Family Residential	-	14.2	7.90	12.5	-	-	-	**34.6**	**23%**
Retail or Multi-Family Residential	-	-	-	-	2.50	-	-	**2.50**	**2%**
Roads	0.30	6.98	3.10	5.18	-	3.41	-	**18.97**	**13%**
Total	**10.56**	**35.68**	**16.86**	**23.59**	**2.64**	**42.13**	**19.38**	**150.84**	**100%**
Dwelling Units	**125**	**118**	**77**	**82**	**NA/46**	**NA**	**NA**	**402/448[b]**	**-**

a. Private open space consists of private park spaces available only to the Rancho La Habra residents, which includes pools and passive park spaces, privately maintained open space and slopes, and detention basins.

b. PA5 provides for either up to 46 multi-family dwelling units or 20,000 square feet of retail and/or restaurant uses. Assuming development of the 20,000 square feet of retail, the total maximum number of dwelling units would be 402. Assuming no retail uses, the total maximum number of dwelling units would be 448.

The following land use designations are based on and consistent with the land use designations established in the City's General Plan.

3.1.1 Multi-Family 1

Planning Area 1 consists of multi-family dwellings and the land use designation Multi-Family 1. While the City's General Plan land use designation of Multi-Family 1 allows for 15-24 du/ac, the Specific Plan land use designation of Multi-Family 1 limits the maximum gross density to 12 du/ac. The maximum units permitted in Planning Area 1 is 125 dwelling units.

Planning Area 1 also includes private streets, private open space, guest parking, and a recreation facility. Planning Area 1 does not have separate gates, but relies on the community gate at Beach Boulevard to control access.

3.1.2 Low Density Residential

The Specific Plan Area includes three single-family detached residential neighborhoods within the Low Density Residential designation, organized by Planning Area. While the General Plan land use designation allows for 0-8 du/ac, the Specific Plan limits the overall Low Density Residential land use to 3.6 dwelling units per acre, which equals 277 single-family dwellings. The densities for each Planning Area are shown below and can vary provided the overall number of single family dwellings within the Specific Plan Area does not exceed 277 and the density in any given individual Planning Area does not exceed a gross density of 8 du/ac. Density transfer is not to exceed 10 percent per Planning Area.

- Planning Area 2 – consists of 118 single family lots on 35.68 acres. Planning Area 2 has a gross density of 3.31 du/ac.
- Planning Area 3 – consists of 77 single family lots on 16.86 acres. Planning Area 3 has a gross density of 4.57 du/ac.
- Planning Area 4 – consists of 82 single family lots on 23.59 acres. Planning Area 4 has a gross density of 3.48 du/ac.

Each Planning Area is gated, has private streets, and private open space slopes. Planning Area 2 includes a private recreation facility near the Beach Boulevard entrance. Planning Areas 3 and 4 share a private recreation facility that crosses Planning Area boundaries. A gated emergency vehicle connection links Planning Areas 3 and 4 adjacent to the recreation facility.

3.1.3 Mixed-Use Center 1

Planning Area 5 is designated Mixed Use Center 1, which per the General Plan Land use designation allows for commercial, residential, or mixed land use development. In this Specific Plan, mixed use is not permitted and development must be either commercial or residential. While the General Plan Mixed Use Center 1 designation permits commercial development up to a 0.5 floor-area ratio, this Specific Plan limits commercial development to a maximum of 20,000 square feet. While the General Plan Mixed Use Center 1 designation permits residential development with a range of densities from 15 to 24 du/ac, this Specific Plan limits residential development in this land use designation to a gross density maximum of 18 du/ac. Therefore, Specific Plan Area Planning Area 5 permits either up to 20,000 square feet of commercial uses (retail, restaurant, grocery) or a maximum of 18 du/ac (46 multi-family dwelling units) on approximately 2.6 acres.

If developed as commercial, Planning Area 5 would take direct access from Beach Boulevard. If developed as multi-family residential, Planning Area 5 could either take access directly from Beach Boulevard similar to the commercial plan or access could be taken through Planning Area 1. If developed as multi-family residential, a gated emergency access road would connect to Beach Boulevard.

3.1.4 Open Space

Planning Area 6 includes 42.13 acres of Open Space, consisting of public park and recreation facilities open to all residents of La Habra and dedicated to the City. The descriptions of each park area and amenities are provided below (Figure 7).

- Public Community Center and Parking lot – 3.3 acres
  - » Existing Westridge Golf Course clubhouse deeded to the City, consisting of an approximately 22,500 square foot structure providing indoor banquet, dining, kitchen, meeting, and office facilities
  - » Outdoor banquet, dining, gathering space- Covered lounge with fire pit, media wall (T.V.), soft seating on patios adjacent to an existing open water pond
  - » Bike racks
  - » Event lawn and amphitheater
  - » Pondside boardwalk with pond overlook
  - » Adventure play area, and open turf
  - » Public parking lot
- Public Park and Picnic Area – 12.79 acres
  - » An extension of the Community Center and Park to the south
  - » Terraced multi-purpose turf play areas
  - » Picnic areas with shade trees and views of the San Gabriel Mountains
- Public Linear Park – 12.77 acres
  - » 2.6 miles of trails looping throughout entire community with access to Idaho Street, and Beach Boulevard, regional trails, and Westridge Plaza Shopping Center
  - » Benches and shade trees
  - » Viewing overlooks along and above the trail for views of the San Gabriel Mountains
  - » Exercise equipment
- Public Streets – 3.41 acres

Planning Area 6 includes a Conservation District Overlay, which consists of two areas of open space, as follows:

- Coastal Sage Scrub – 9.86 acres
  - » This area includes a mix of preserved and created coastal sage scrub habitat.

Planning Area 7 consists of 19.38 acres of existing landscaped slope along the north edge of the Westridge Residential Neighborhood.

Figure 7: Planning Area 6 and 7 Open Space and Parkland Breakdown
Source: SMP (09/17/2019).

3.2 Land Use Interface

The following land uses surround the Property:

North: Commercial (Westridge Plaza Shopping Center) on the west and residential on the east
East: Idaho Street, with public park and residential beyond the street
South: Residential (Westridge Residential Neighborhood)
West: Beach Boulevard, with high density residential and commercial beyond the street

The Specific Plan accounts for the surrounding land uses with the following design features:

- The 2.6-acre mixed-use area (PA 5) is located along Beach Boulevard in the northwest corner of the Property adjacent to existing commercial uses.
- The higher density townhomes are located adjacent to the commercial pad, along Beach Boulevard, and across the street from existing apartment buildings.
- Single family detached residential lots and park/open space areas are located along the entire southern edge of the Property adjacent to the existing Westridge Residential Neighborhood.
- Single family detached residential lots are located adjacent to the existing residential homes in the northeast portion of the Property.

The Specific Plan incorporates the following development transitions into its land plan along the interface with adjacent land uses.

- The 2.6-acre commercial pad is located at a similar grade to the existing Westridge Plaza Shopping Center in order to provide visual continuity between commercial uses.
- The townhomes surrounding the commercial pad are located at a higher elevation. At the highest point, a 16-foot high retaining wall separates the commercial pad from the townhomes.
- The private recreation facility for the townhomes, consisting of a pool and recreation building, is located near Beach Boulevard at the visual terminus of the entrance into PA 1.
- An open space lot separates the back of Westridge Plaza Shopping Center, west of La Habra Hills Drive, from the single family detached lots on the Property. The open space lot provides 35 feet to 60 feet of elevation gain from the Westridge Plaza Shopping Center up to the residential lots. The open space slope also allows for vegetation planting to screen the existing commercial uses.
- East of La Habra Hills Drive a similar open space lot provides landscaping and separation between the back of Westridge Plaza Shopping Center and an electrical substation facility from the single family detached lots on the Property. The single family homes are approximately 40 feet higher in elevation than the adjacent commercial uses.

- In the northeast corner of the Property where residential uses abut, a similar open space lot provides separation and landscaping to allow for privacy between homes. This area is further buffered by an open lot located directly behind Kohl's Department Store found within the Westridge Plaza Shopping Center.
- Along the southern boundary of the Property, where residential uses abut, the existing Westridge Residential Neighborhood is substantially higher in elevation than the Specific Plan Area in all but one location. In general, Westridge Residential Neighborhood ranges from 100 plus feet to 35 feet above the Specific Plan Area, separated by a landscape slope, that retains existing views from Westridge Residential Neighborhood of the San Gabriel Mountains. In only one location within the Specific Plan Area will the peak of the residential home extend above the pad elevation of Westridge Residential Neighborhood, which is considered the existing finished grade, not eye level. This condition occurs only in the vicinity of Lot 40.

3.3 Development Standards

This section of the Specific Plan establishes the development standards for each of the land uses, which governs construction and implementation of the Specific Plan Area. All development shall be subject to the following regulations. This section is organized to address the development standards within each of the land uses and subsequently, the Planning Areas.

3.3.1 General Provisions

A. At the time of building permit issuance, all construction and development within the Specific Plan shall comply with applicable provisions of the most recently adopted version of the Building Code (including all related mechanical, electrical, and plumbing codes). In case of a conflict between the specific provisions of any such regulations and the Specific Plan regulations, the provisions of the Building Code shall prevail.

B. All construction and development within Specific Plan shall comply with the setback and building height requirements established herein. The methods for measuring setbacks shall be the same methods prescribed in Chapter 18.04.030, of the La Habra Municipal Code.

3.3.2 Multi-Family 1

Planning Area 1 consists of multi-family residential land use as identified in Table 1 and Figure 5. The following standards shall be applicable to the Multi-Family 1 land use.

3.3.2.1 Permitted Uses

Any use not listed in Table 3 is not permitted. The following permitted uses are applicable to Multi-Family 1 (PA 1).

Table 3. Multi-Family 1 Permitted Uses

Land Use Type	Permit Required
Legend: *P-Permitted* *CUP- Conditional Use Permit*	
RESIDENTIAL	
Multiple-family residential structures, including but not limited to condominiums, townhomes, apartment houses, group dwellings, and cluster housing	P
Private Recreation Facility[a]	P
Model home trailer sales offices	CUP
Open Space[b]	P
Abandoned wells or other venting systems as permitted by the Orange County Heath Care Agency	P
Public Utilities	P

a. Any change in design or outdoor lighting of the facility following initial construction, requires a Minor Modification, as outlined in Section 8.3.
b. Including drainage and retention/detention facilities.

3.3.2.2 Accessory Use Permitted

1. Satellite dish antennas within Multi-Family Residential land use for the private noncommercial use by the occupant of the residence shall be permitted provided that the size of the dish is three feet or less in diameter. Where feasible, private satellite dishes shall be installed in locations that minimize their visibility from common area, public streets and neighboring lots. The installing owner may be required to install an architecturally appropriate physical screen or other camouflage to further minimize visibility of the satellite dish, subject to the limitations imposed by federal regulations and state law on installation requirements affecting reception or requiring unreasonable cost or delay.
2. Home occupations pursuant to Chapter 18.60 of the La Habra Municipal Code.
3. Shade structures and patio covers attached to the primary structure.
4. Minor improvements such as air conditioning units, skylights, solar panels, greenhouse windows.
5. Minor improvements such as roof mounted equipment, provided said equipment is screened from surrounding public locations with an architecturally appropriate parapet wall or similar.

3.3.2.3 Setbacks

The following setback standards shall apply to the Multi-Family 1 land use. Setbacks shall be in accordance with the Figure 8.

1. The minimum building setback from any property line shall be 5 feet, except along the Beach Boulevard frontage.
2. The minimum building setback from Beach Boulevard shall be 20 feet from right-of-way to building.
3. The minimum building setback from a private drive, as measured from the face of curb, shall be 10 feet. A private drive is defined as any interior roadway within the Planning Area not shown on the Vesting Tentative Tract Map and not directly serving garages, unless separate by a full length (18 feet) driveway.
4. Architectural features, such as chimneys, eaves, window treatments, and other design features may project up to 3 feet into the Beach Boulevard setback. Regarding all non-Beach Boulevard setbacks, projections elevated above the ground surface, such as balconies, eave and roof line projections and window surrounds, shall be permitted to encroach 2 feet into the setback, provided a 3 foot setback remains at the ground level between the building and lot line.
5. Accessory structures, such as shade structures, patio covers, arbors, etc., either attached or detached from the primary structure, may project up to 3 feet into any setback.
6. The minimum building separation shall measure 10 feet.
7. The minimum separation of opposing garage doors shall be 30 feet.
8. Buildings at first floor along an alley[3] shall have a minimum of 2-foot setback from the edge of an alley with landscape pockets.

3.3.2.4 Building Heights

Buildings shall not exceed the following buildings heights[4].

Buildings shall not exceed a maximum of 30 feet to eave line up to and including three-story buildings, subject to consistency with the Fire Code. Maximum building height shall be 40 feet.

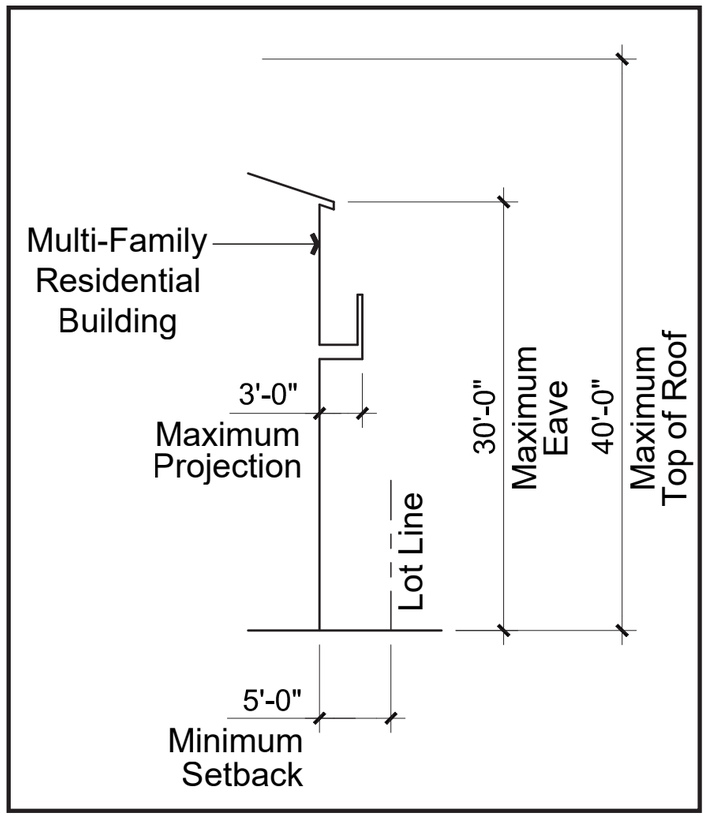
3.3.2.5 Dwelling Unit Size

The minimum size floor area of each individual dwelling unit shall not be less than 900 square feet. Square footage allocated to the garage shall not be counted toward meeting the minimum dwelling unit requirement.

3.3.2.6 Development Density

Total units per gross acre shall be equal to no more than 12.0 per acre.

3. An alley is defined as a private drive or motor court directly serving garages without driveways.
4. Building height as defined by the vertical distance from finished pad grade to the highest point of the structure.



Cross Section

Plan View

Figure 8: Multi-Family 1 Minimum Setbacks

Source: KTGY | Architecture + Planning (09/10/2019).

3.3.2.7 Private Open Space

A minimum of 200 square feet of open space per dwelling unit shall be provided, of which up to 50% must occur in private areas (i.e. balconies, patios) associated with the dwelling unit and the remaining common area (i.e. common yards, BBQ areas, pool, recreation center, tot lot, etc.). Only balconies/ patios equal to or in excess of 60 square feet shall count towards compliance with the open space requirement.

3.3.2.8 Walls and Fences

1. Property line fences and walls may not exceed 6 feet in height, except for retaining walls as specified in (7) below, and when the height of the wall as measured from the highest adjacent grade is less than 6 feet in height.
2. Wall and fence height shall be measured from the top of the highest adjacent finished grade, as shown on the Final Grading Plans, to the top of the wall cap or top rail.
3. Walls and fences may be constructed of block, painted wood, vinyl, glass, iron, and tubular steel. No chain link is permitted.
4. Walls and fences may have sharp design elements on top to deter climbing, but the elements must be architectural in design and vertical. Barbed wire, razor wire, and curving or angled fencing are not permitted.
5. Walls and fences along a roadway or private drive must be setback at least 18 inches from back of curb or back of walk to allow for screen planting. Walls and fences along roadways may not obstruct the line of sight for vehicles.
6. If commercial and residential land uses occur at the same grade, a solid block wall at least 6 feet in height shall be provided for separation between the land uses. If a grade differential of over five feet exists between commercial and residential land uses, fences at the top of the slope may be of solid and/or open design with the materials listed in No. 3 above.
7. Retaining walls over 8 feet in height shall either be separated into two shorter walls with a minimum of two feet separation between the upper and lower wall with the maximum height of the tallest wall measuring 6 feet, or constructed as gravity walls (such as a Mechanically Stabilized Earth [MSE] wall) with integral planter pockets planted with vine species to soften the visibility of the wall, in which case there shall be no height limit for gravity walls. Detail of a gravity wall is provided on Figure 9.

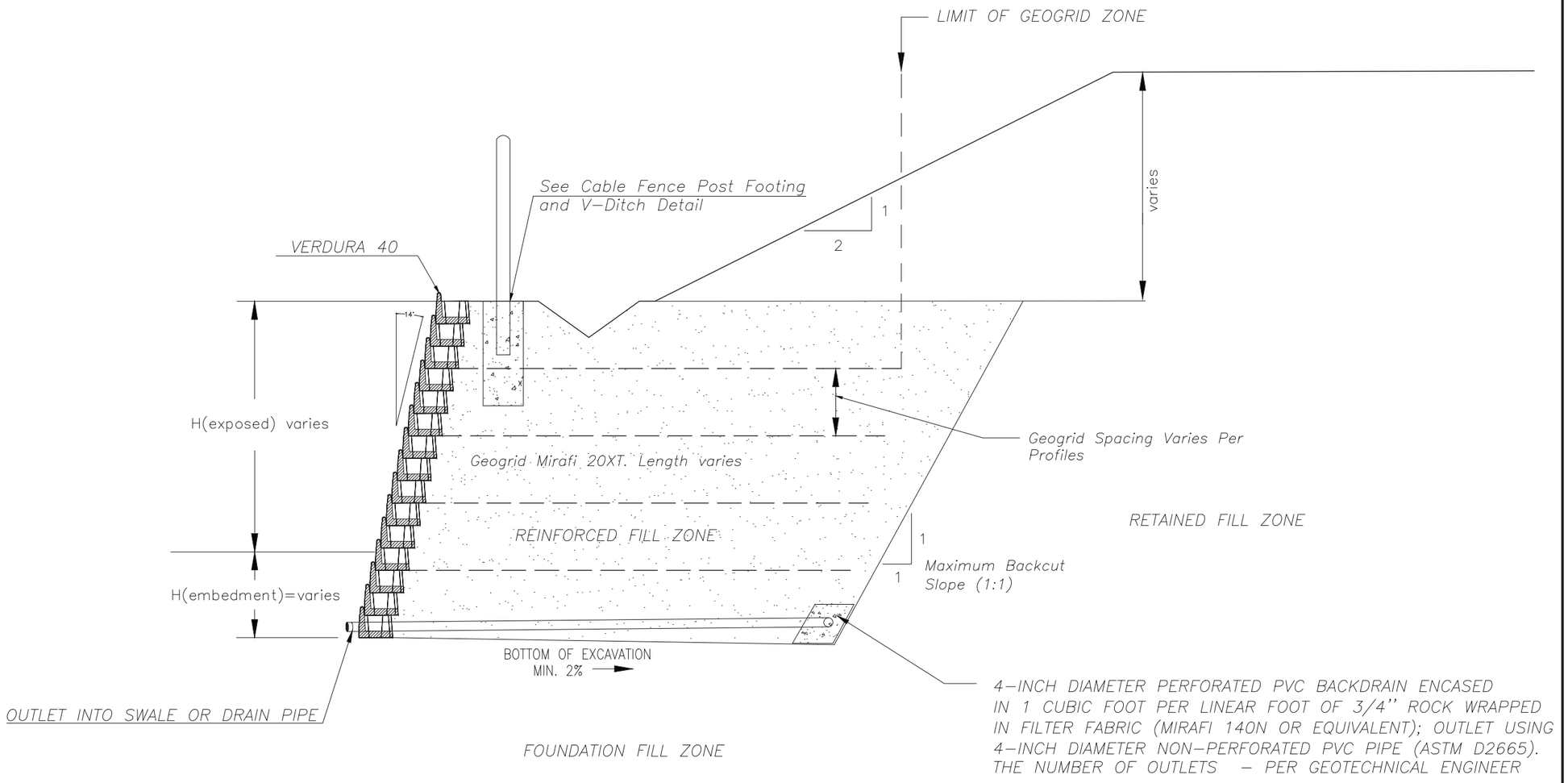


Figure 9: Gravity Wall (Mechanically Stabilized Earth) Detail

Source: Hunsaker & Associates (08/04/2017) .

3.3.2.9 Trash Enclosures

For multi-family residential, trash may be managed individually, with individual trash cans stored in each residential garage, or in common collection locations. If the trash cans are stored in each residential garage, a minimum of 20 feet by 20 feet shall be maintained open for parking. For common trash collection locations, trash bins shall be kept in a completely surrounded and covered (trellis) trash enclosure designed in a style complementary to the style of the primary residential structure and in compliance with all water quality regulations. For common trash facilities receiving trash collection one time per week, one trash bin shall be provided for every seven dwelling units. For common trash facilities receiving trash collection twice or more weekly, one bin shall be provided for every fifteen dwelling units. Trash collection bins shall be sized to meet City size requirements per City of La Habra Municipal Code.

3.3.2.10 Walls and Fences

For each multi-family dwelling unit within the Multi-Family 1 land use there shall be provided the following minimum parking spaces:

Table 4. Off-Street Parking Requirement for Multi-Family

Type of Unit	Minimum Parking Space Requirement
Two-bedroom unit	2.5 Spaces
Three-bedroom unit	3 Spaces
Each additional bedroom	1 Space
Guest parking	0.5 apace per DU

1. Two off-street parking spaces shall be constructed for each unit and shall be located in a garage. The additional required parking spaces do not need to be located in a garage, but must be located in a driveway or in a designated parking space as shown on the final design review plans.
2. One-half guest parking spaces shall be provided for each unit. Parking on driveways or in a designated parking space as shown on the final design review plans shall count toward required guest parking.
3. Guest and additional parking spaces shall not interfere with trash collection or fire lanes.
4. Garage spaces must be maintained free and clear for the parking of vehicles and not used for storage or recreational vehicle parking.
5. Guest and additional parking spaces shall include perimeter planting to soften the visibility of the parking from surrounding backbone streets.

3.3.3 Low Density Residential

The development standards for Low Density Residential pertain to Planning Areas 2, 3, and 4 as identified in Table 1 and Figure 5. The following standards shall be applicable to Low Density Residential land use.

3.3.3.1 Permitted Uses

Any use not listed in Table 5 is not permitted. The following permitted uses are applicable to Low Density Residential and therefore Planning Areas 2, 3, and 4.

Table 5. Low Density Residential Permitted Uses

Land Use Type	Permit Required
Legend: *P-Permitted* *CUP- Conditional Use Permit*	
RESIDENTIAL	
A one-family dwelling	P
Private Recreation Facility[a]	P
Model home trailer sales offices	CUP
Parks and playgrounds	P
Open Space[b]	P
Abandoned wells or other venting systems as permitted by the Orange County Heath Care Agency	P
Public Utilities	P

a. Any change in design or outdoor lighting of the facility following initial construction, requires a Minor Modification, as outlined in Section 8.3.
b. Including drainage and retention/detention facilities.

3.3.3.2 Accessory Use Permitted

1. Satellite dish antennas within Low Density Residential for the private noncommercial use by the occupant of the residence shall be permitted provided that the size of the dish is three feet or less in diameter. Where feasible, private satellite dishes shall be installed in locations that minimize their visibility from common area, public streets and neighboring lots. The installing owner may be required to install a physical screen or other camouflage to further minimize visibility of the satellite dish, subject to the limitations imposed by federal regulations and state law on installation requirements affecting reception or requiring unreasonable cost or delay.
2. Swimming pools and spas, provided they are not constructed within 3 feet of an ultimate vehicular right-of-way or property line, and provided they are not constructed within the front yard setback.

3. Home occupations pursuant to Chapter 18.60 of the La Habra Municipal Code.
4. Accessory structures, such as sheds, playhouses, gazebos, trellises etc., provided they are not attached to the primary structure, do not exceed 120 square feet in floor area, and do not exceed a height of 15 feet.
5. Shade structures and patio covers attached to the primary structure.
6. Yard sales in compliance with La Habra Municipal Code requirements.

3.3.3.3 Setbacks

The following setback standards shall apply within the Low Density Residential land use by Planning Area. Setbacks shall be in accordance with the Figure 10 through 13.

3.3.3.3.1 Planning Area 2

Setbacks within Planning Area 2 (PA 2) shall comply with the standards set forth in the text below and shown on Figure 10, except for the thee lots in PA 2 designated for model homes for the housing size and type planned in PA 3. For those three model home lots in PA 2, the setback standards shall comply with the setbacks set forth in *Section 3.3.3.3.2 Planning Area 3* and shown on Figure 12.

1. Primary Structure[5]:
    a. Front setback – A minimum setback to living space or side entry garages from the front property line shall be a minimum of 10 feet, excluding projections[6].

        For forward-facing garages, a minimum setback of 18 feet shall be provided from the garage door fronting onto the private street measured from the front property line.

    b. Rear setback – A minimum setback of 15 feet shall be provided from the primary structure to the rear property line, excluding projections and excluding attached unconditioned outdoor living space. Attached unconditioned outdoor living space, which includes California rooms[7], cabanas, and patio covers, may encroach into the rear yard setback provided said structure shall not be located closer than 5 feet from the rear property line, excluding projections of up to 2 feet.

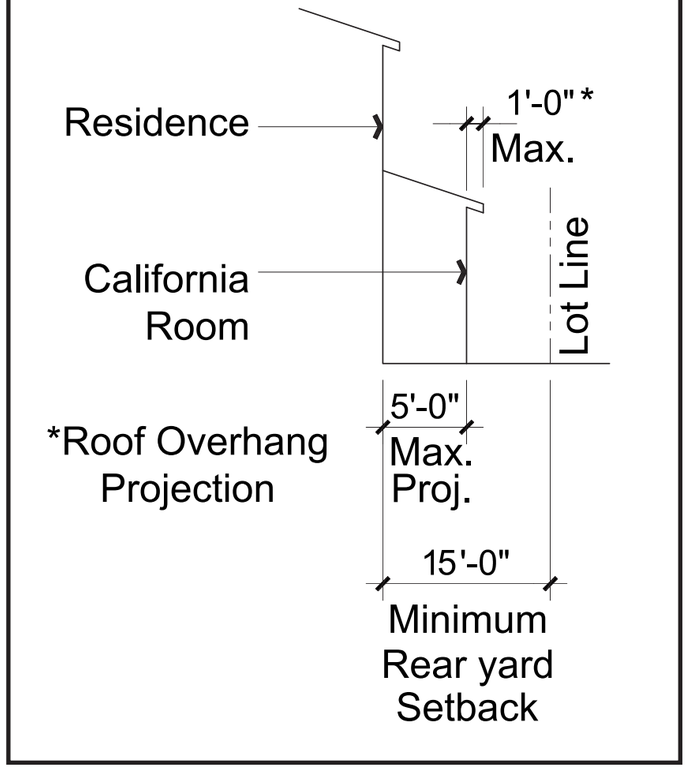
    c. Side setbacks – A minimum setback of 5 feet, excluding projections, shall be provided from the side property line. If the side property line faces a street on a corner lot, a minimum setback of 10 feet from the street right-of-way, excluding projections, shall also be maintained.

5. A primary structure shall be defined as the habitable structure located on the lot, including all enclosed living area, kitchen and dining area, and garage.
6. A projection shall be defined as attached architectural elements, such as porches, covered balconies, balconies, cornices, canopies or awnings, eaves, window surrounds, landings, fireplaces/chimneys, window boxes, or other similar architectural features not providing additional floor space within the primary structure.
7. "California Room" means unconditioned space attached to the primary structure with a covered roof and open on one or two sides.

d. Projections are defined as attached architectural elements, such as porches, covered balconies, balconies, cornices, canopies or awnings, eaves, window surrounds, landings, fireplaces/ chimneys, window boxes, or other similar architectural features not providing additional floor space within the primary structure. Projections may extend a maximum of 36 inches into the front yard and rear yard setback, and a maximum of 30 inches into the side yard setback, provided projections remain a minimum of 3 feet from the property line.

2. Accessory structures[8]: Accessory structures shall not be permitted within the front yard or within any side yard setback adjacent to a local street. Accessory structures shall be permitted within a rear yard or interior side yard (not on a corner lot) setback provided a setback of at least 3 feet is maintained from the property line.

8. "Accessory building" or "Accessory Structure" means a detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.



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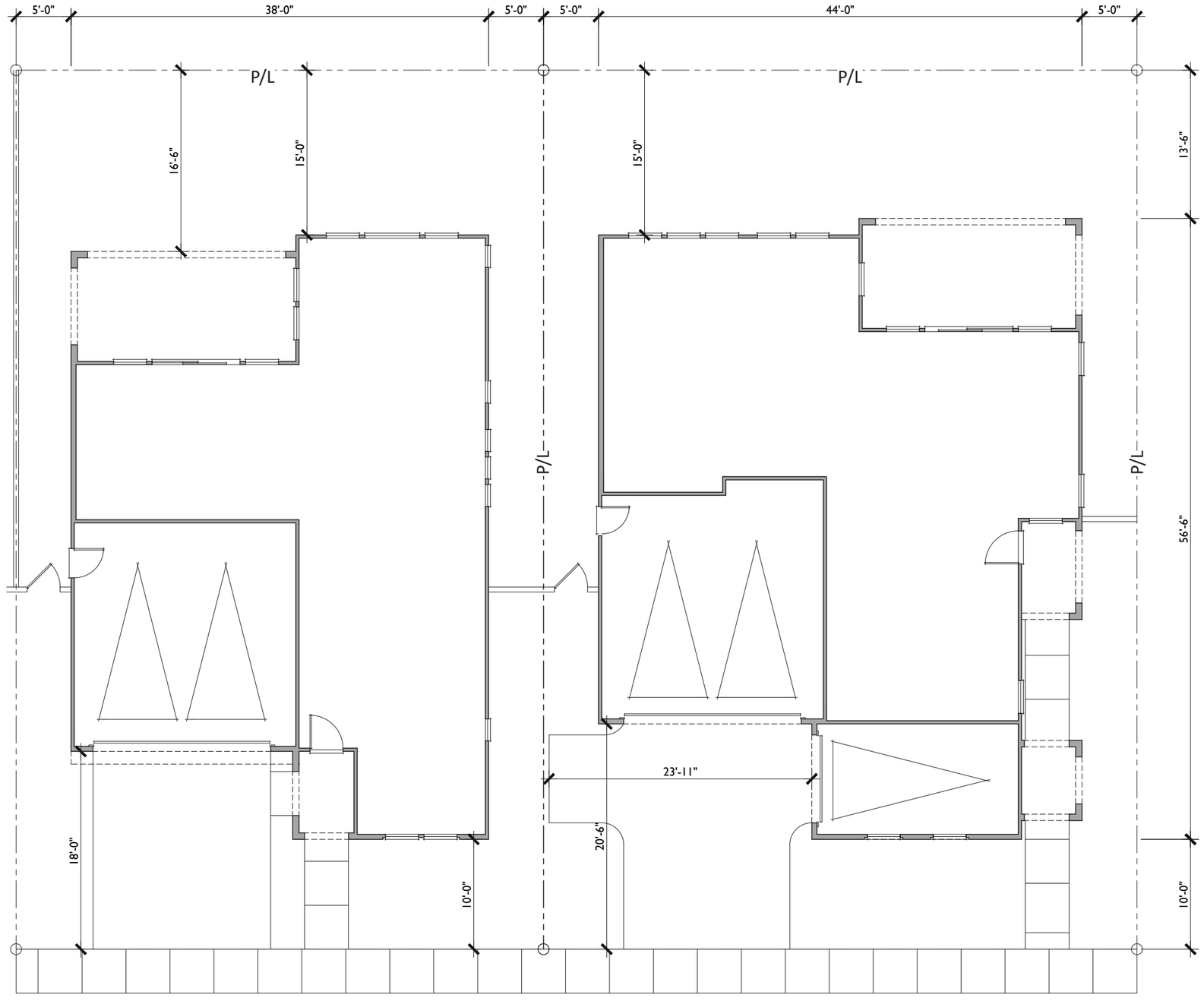


Plan View

NOTE: Projections may extend a maximum of 36 inches into the front yard and rear yard setback, and a maximum of 30 inches into the side yard setback, provided projections remain a minimum of 3 feet setback from the property line.

Figure 10: Planning Area 2 Minimum Setbacks
Source: Bassenian|Lagoni (9/20/2016).

Legend

Ⓜ Planning Area 3 Model Home Locations within Planning Area 2

Figure 11: Planning Area 2: Model Home Locations for Planning Area 3

Source: BrightView (11/10/2017); SMP (09/17/2019).

3.3.3.3.2 Planning Area 3

Setbacks within Planning Area 3 (PA 3) shall comply with the standards set forth in the text below and shown on Figure 12.

1. Primary Structure:

   a. Front setback – A minimum setback to living space or side entry garages from the front property line shall be a minimum of 10 feet, excluding projections.

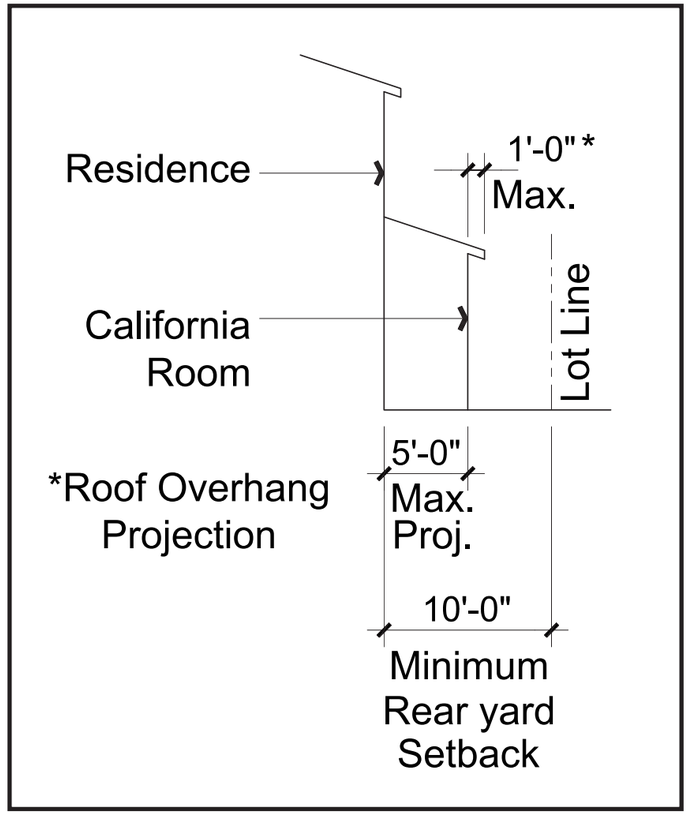
      For forward-facing garages, a minimum setback of 18 feet shall be provided from the garage door fronting onto the private street measured from the front property line.

   b. Rear setback –A minimum setback of 10 feet shall be provided from the primary structure to the rear property line, excluding projections and excluding attached unconditioned outdoor living space. Attached unconditioned outdoor living space, which includes California rooms, cabanas, and patio covers, may encroach into the rear yard setback provided said structure shall not be located closer than 5 feet from the rear property line, excluding projections of up to 2 feet.

   c. Side setbacks – A minimum setback of 5 feet, excluding projections, shall be provided from the side property line. If the side property line faces a street on a corner lot, a minimum setback of 10 feet from the street right-of-way, excluding projections, shall also be maintained.

   d. Projections are defined as attached architectural elements, such as porches, covered balconies, balconies, cornices, canopies or awnings, eaves, window surrounds, landings, fireplaces/ chimneys, window boxes, or other similar architectural features not providing additional floor space within the primary structure. Projections may extend a maximum of 36 inches into the front yard and rear yard setback, and a maximum of 30 inches into the side yard setback, provided projections remain a minimum of 3 feet from the property line.

2. Accessory structures: Accessory structures shall not be permitted within the front yard or within any side yard setback adjacent to a local street. Accessory structures shall be permitted within a rear yard or interior side yard (not on a corner lot) setback provided a setback of at least 3 feet is maintained from the property line.



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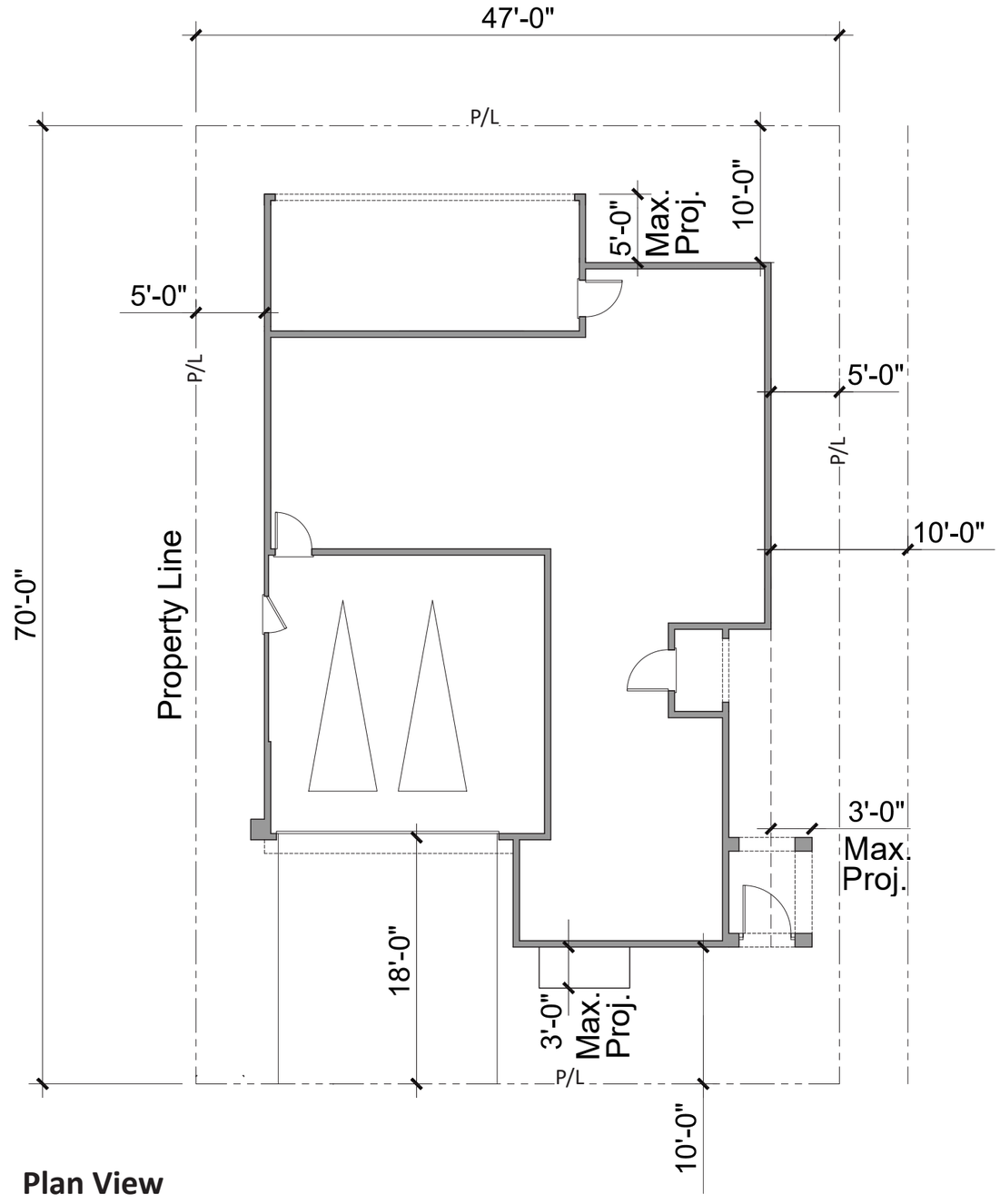


Plan View

NOTE: Projections may extend a maximum of 36 inches into the front yard and rear yard setback, and a maximum of 30 inches into the side yard setback, provided projections remain a minimum of 3 feet setback from the property line.

Figure 12: Planning Area 3 Minimum Setbacks
Source: KTGY | Architecture + Planning (08/08/2017).

3.3.3.3.3 Planning Area 4

Setbacks within Planning Area 4 (PA 4) shall comply with the standards set forth in the text below and shown on Figure 13.

1. Primary Structure:

   a. Front setback – A minimum setback to living space or side entry garages from the front property line shall be a minimum of 10 feet, excluding projections.

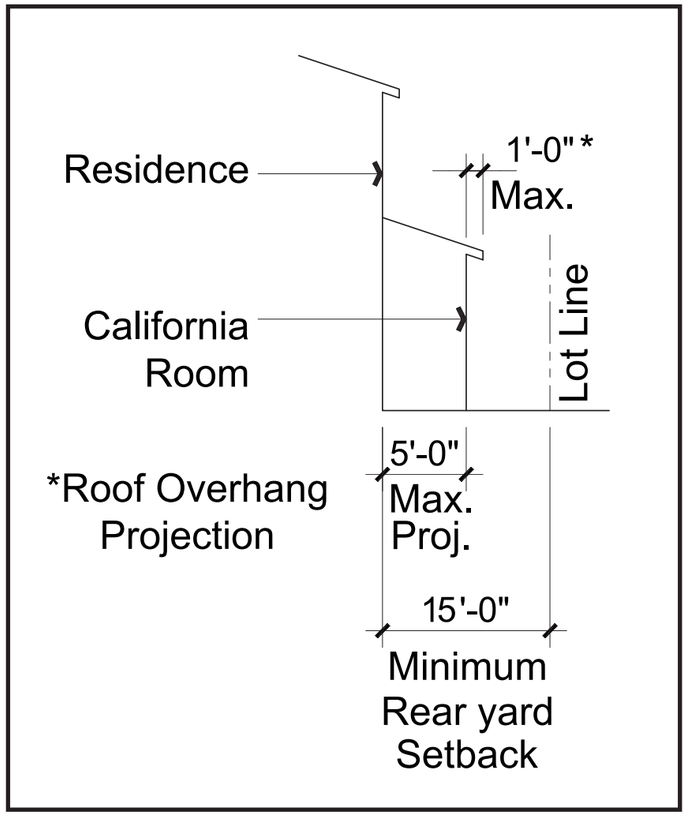
      For forward-facing garages, a minimum setback of 18 feet shall be provided from the garage door fronting onto the private street measured from the front property line.

   b. Rear setback –A minimum setback of 15 feet shall be provided from the primary structure to the rear property line, excluding projections and excluding attached unconditioned outdoor living space. Attached unconditioned outdoor living space, which includes California rooms, cabanas, and patio covers, may encroach into the rear yard setback provided said structure shall not be located closer than 5 feet from the rear property line, excluding projections of up to 2 feet.

   c. Side setbacks – A minimum setback of 5 feet, excluding projections, shall be provided from the side property line. If the side property line faces a street on a corner lot, a minimum setback of 10 feet from the street right-of-way, excluding projections, shall also be maintained.

   d. Projections are defined as attached architectural elements, such as porches, covered balconies, balconies, cornices, canopies or awnings, eaves, window surrounds, landings, fireplaces/ chimneys, window boxes, or other similar architectural features not providing additional floor space within the primary structure. Projections may extend a maximum of 36 inches into the front yard and rear yard setback, and a maximum of 30 inches into the side yard setback, provided projections remain a minimum of 3 feet from the property line.

2. Accessory structures: Accessory structures shall not be permitted within the front yard or within any side yard setback adjacent to a local street. Accessory structures shall be permitted within a rear yard or interior side yard (not on a corner lot) setback provided a setback of at least 3 feet is maintained from the property line.



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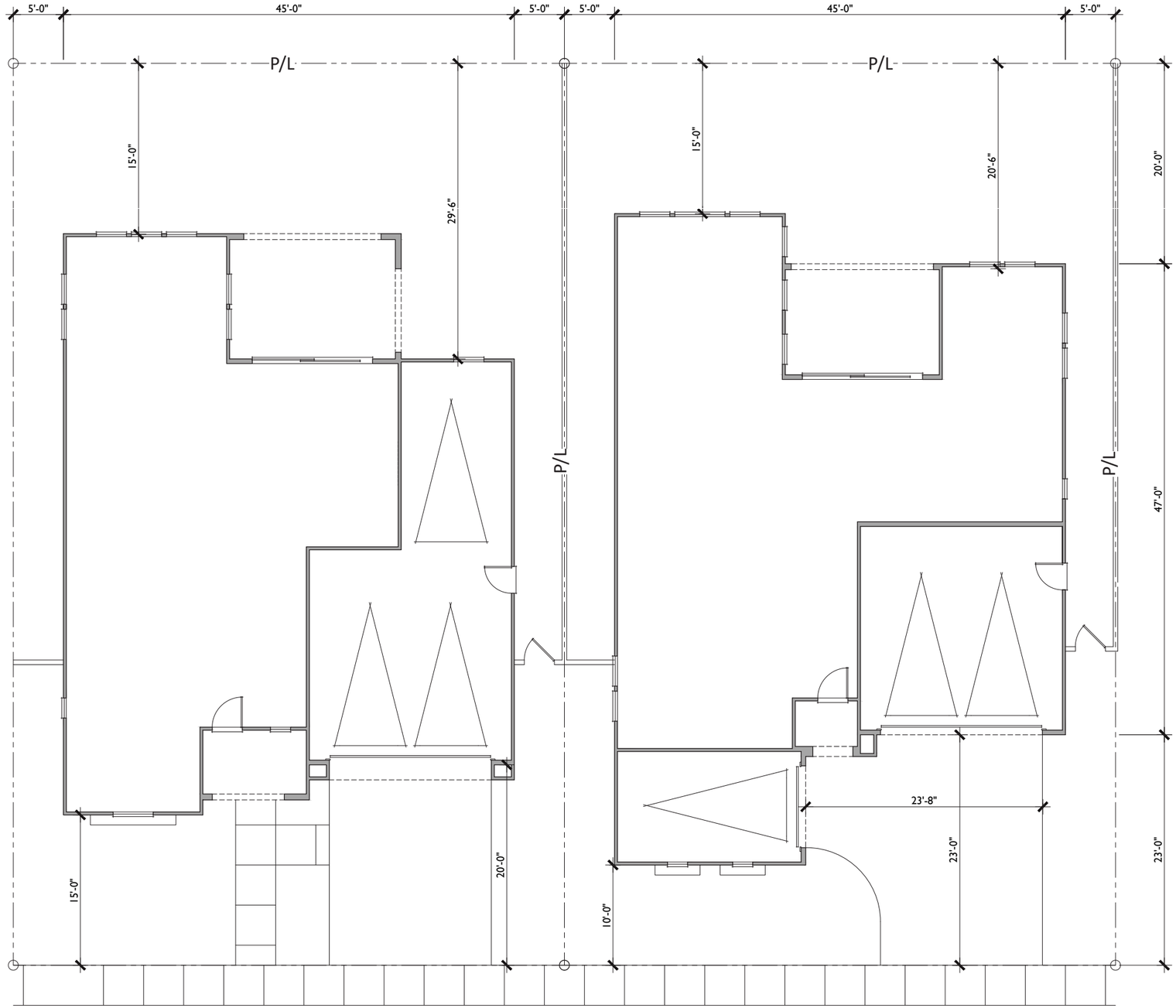


Plan View

NOTE: Projections may extend a maximum of 36 inches into the front yard and rear yard setback, and a maximum of 30 inches into the side yard setback, provided projections remain a minimum of 3 feet setback from the property line.

Figure 13: Planning Area 4 Minimum Setbacks
Source: Bassenian|Lagoni (9/20/2016).

3.3.3.4 Lot Dimensions

Minimum lot width shall be measured at the front and rear building line of the primary structure. Lots may taper to less than the minimum lot width toward the street in the front or toward the rear, provided the minimum lot width and associated setbacks are provided at the front and rear building lines of the primary structure.

Minimum lot frontage at a street or common shared driveway shall be 20 feet.

Lot length shall be measured between the front and rear property lines. If access is provided from a common driveway or lettered lot, the lot length shall be measured from the property line adjacent to the lettered lot to the rear property line. In flag lot conditions, the lot length may include the width of the "pole" if the pole is oriented perpendicular to the remainder of the lot.

3.3.3.4.1 Planning Area 2

Lot dimensions within Planning Area 2 (PA 2) shall comply with the standards set forth in the text below, except for the thee lots in PA 2 designated for model homes for the housing size and type planned in PA 3. For those three model home lots in PA 2, the lot dimension standards shall comply with the standards set forth in *Section 3.3.3.4.2 Planning Area 3*.

- 48 feet wide
- 80 feet deep

3.3.3.4.2 Planning Area 3

Minimum lot dimension of each buildable lot within PA 3 shall be:

- 47 feet wide
- 70 feet deep

3.3.3.4.3 Planning Area 4

Minimum lot dimension of each buildable lot within PA 4 shall be:

- 55 feet wide
- 90 feet deep

3.3.3.5 Flag Lot Conditions, Cul-de-Sacs, Knuckles, and Private Driveways

The following applies to Planning Areas 2, 3, and 4. Each flag lot shall be designed to provide a "pole," whereby the length exceeds the width and that functions primarily as an access way from the street to the main body ("flag" portion) of the lot. The front setback shall be measured from the point where the pole portion and flag portion meet.

a. A minimum 20 feet of frontage and width shall be maintained throughout the length of the pole.
b. The maximum length of the pole shall be 150 feet.

c. Front, side, and rear yard setbacks for the flag portion shall comply with setback requirements as outlined above in *Section 3.3.3.3 Setbacks* identified above.
d. Minimum lot width and lot area for the flag portion shall comply with lot dimension requirements as outlined above in *Section 3.3.3.4 Lot Dimensions* identified above.
e. Measurements for minimum lot width and lot area for the flag portion shall not include the pole of the flag lot.
f. Cul-de-sacs, knuckles, and shared driveway conditions shall provide a minimum lot frontage at a street or common shared driveway of 20 feet.

3.3.3.6 Building Height

The maximum building height limits of Planning Areas 2, 3, and 4 shall not exceed 35 feet for the primary structure and 15 feet for the accessory structure. Building height is defined as the vertical distance from finished pad grade to the highest point of the structure. Roof equipment, except for solar panels and satellite dishes 3 feet or less in diameter, shall be screened to the extent practical.

3.3.3.7 Dwelling Unit Size

The minimum size floor area of each individual dwelling unit in Planning Areas 2, 3, and 4 shall not be less than 1,500 square feet, not including the garage space.

3.3.3.8 Lot Coverage

Lot coverage of the primary structure shall not exceed 60% of the gross lot size

3.3.3.9 Walls and Fences

1. A wall or fence shall be constructed along all side and rear property lines, extending from at least the rear of the primary structure to the rear property line. Fence and wall locations, and permitted materials are depicted on Figure 38.
2. Fences and walls located within the Low Density Residential land use along the side and rear property lines shall not exceed 6 feet in height, except along corner lots and except when the height of the wall as measured from the highest adjacent grade is less than 6 feet in height.
3. On corner lots, side yard walls and fences shall not exceed 6 feet in height along the street side of the lot, extending from the rear property line and shall not extend closer to the front property line than the front of the primary structure, regardless of the front setback line. All other fences and walls along the street side of the corner lot shall not exceed 36 inches in height.
4. Within front yard setbacks, fences and walls shall be limited to 36 inches in height.
5. Wall and fence height shall be measured from the top of the highest adjacent finished grade, as shown on the Final Grading Plans, to the top of the wall cap or top rail.
6. Retaining walls over 8 feet in height shall either be separated into two shorter walls with a minimum of two feet separation between the upper and lower wall with the maximum height

of the tallest wall measuring 6 feet, or constructed as gravity walls (such as an MSE wall) with integral planter pockets planted with vine species to soften the visibility of the wall, in which case there shall be no height limit for gravity walls.

7. Where a wall required by this plan is located between properties having different grade levels, the height shall be measured from the highest grade.
8. Walls and fences may be constructed of block, painted wood, vinyl, glass, iron, and tubular steel. No chain link is permitted.

3.3.3.10 Trash Enclosures

The following shall be adhered to:

1. Rancho La Habra residents will be expected to abide by the City regulations concerning the accumulation, storage, and disposal of trash.
2. Individual trash containers will be utilized, and residents will be responsible for placing containers at an accessible location for pickup on designated trash collection days at the neighborhood street curb.
3. Trash containers will be stored within the fenced areas belonging to each home, or within the garage, provided the storage of trash containers in the garage does not encroach on required parking spaces.

3.3.3.11 Off-Street Parking

For each single family residential unit within the Low Density Residential, consisting of Planning Areas 2, 3, and 4, the following shall be provided:

1. Two off-street parking spaces shall be constructed for each unit. A third off-street parking space shall be provided for dwellings with five or more bedrooms. Each parking space shall be located in an enclosed garage.
2. Two guest parking spaces shall be provided for each unit. Parking on streets and driveways may count toward required guest parking.
3. Garages shall be kept free and clear for the sole use of parking of vehicles. Garages shall not be used for storage, recreational vehicle parking, or other improvements.
4. Vehicles parked in the driveway shall not hang over the sidewalk or into street right-of-way.

3.3.4 Mixed-Use Center 1

Mixed-Use Center 1 land use pertains to Planning Area 5 and shall authorize construction of either a maximum of 20,000 square feet of commercial uses, or residential uses up to a maximum of 18 du/ac, which equals a maximum of 46 multi-family residential land use as identified in Table 1 and Figure 5. The following standards shall be applicable to Mixed-Use Center 1 land use.

3.3.4.1 Residential

Should the 2.6-acre Planning Area 5 be developed as residential, it would constitute an extension of Planning Area 1 and therefore, shall be developed consistent with the Multi-Family development standards, with the exception of maximum density, listed in *Section 3.1.1*, including permitted uses and physical development standards. The maximum density shall be 18 du/ac or 46 dwelling units total.

3.3.4.2 Commercial – Permitted Uses

Any use not listed in Table 6 is not permitted. The following uses are identified as permitted, and conditionally permitted, applicable to Mixed-Use Center 1 land use, only as it pertains to commercial development.

Table 6. Mixed-Use Center 1 Permitted Uses

Land Use Type	Permit Required
Legend: *P-Permitted* *CUP- Conditional Use Permit*	
COMMERCIAL – RETAIL	
Bakeries with less than 10 employees on premises	P
Banks (with or without ATM machines)	P
General retail (min 10,000 Sq. Ft.)	CUP
COMMERCIAL – FOOD/RESTAURANT	
Retail Food (Bagels, Yogurt, Coffee, Donuts, Candy, Cupcakes, etc.)	P
Grocery	P
Eat-in Restaurants without drive thru windows[a]	CUP

a. Restaurant is defined as any establishment serving and/or selling food and drink to the general public, where food and drink are prepared, served, and consumed primarily within the principal building.

3.3.4.3 Commercial – Setbacks

Setbacks shall be in accordance with the following and as shown on Figure 14.

1. The minimum building setback from any property line shall measure 7 feet.
2. The minimum setback from Beach Boulevard shall measure 14 feet, however outdoor seating for restaurant or food court uses may encroach up to 10 feet into the setback along Beach Boulevard.

3.3.4.4 Commercial – Building Height

Building heights shall not exceed a maximum of 35 feet. Building height as defined by the vertical distance from finished pad grade to the highest point of the structure.

3.3.4.5 Commercial – Density Intensity

Commercial development shall not exceed 20,000 square feet.

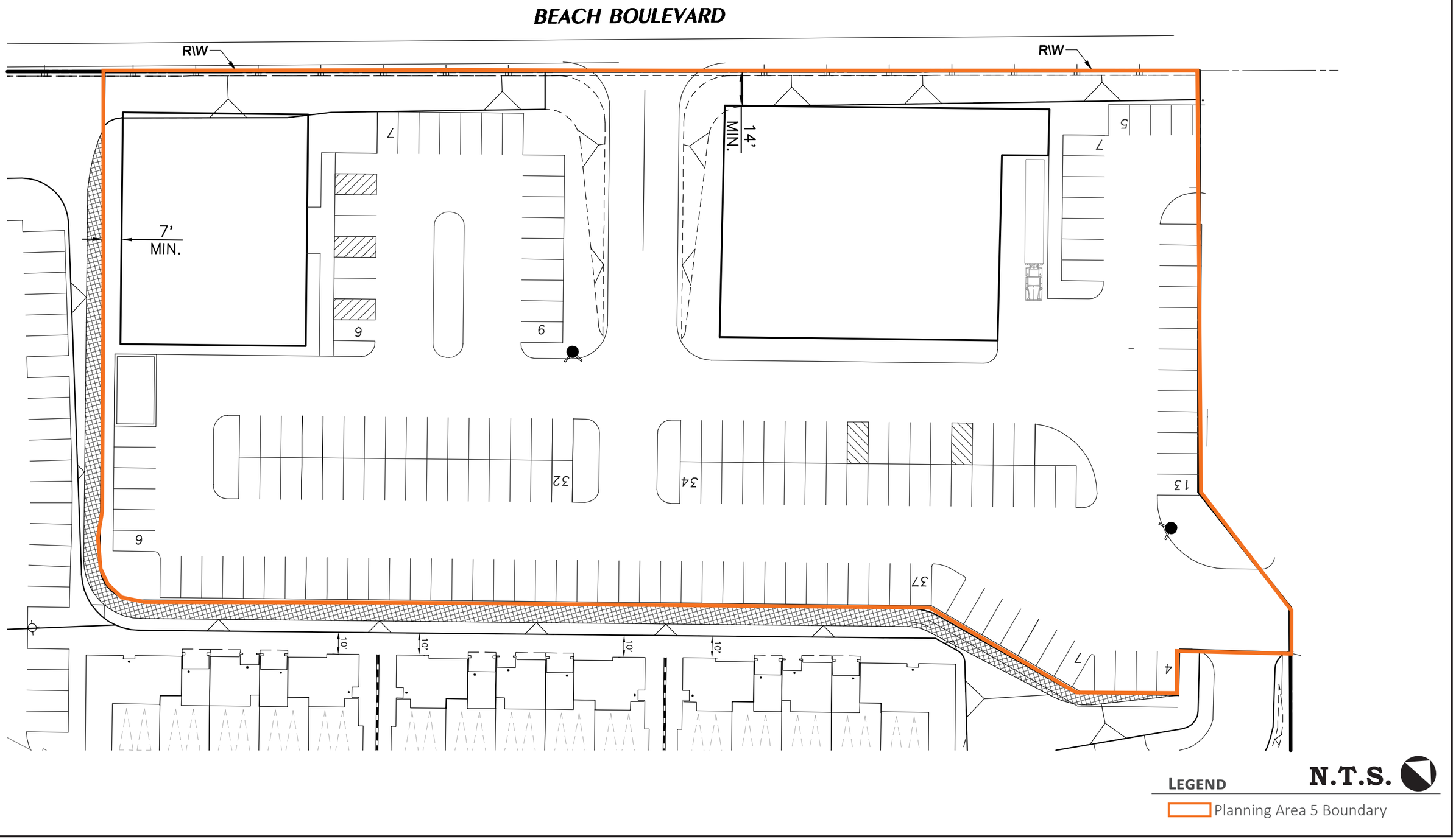


Figure 14: Commercial Minimum Setbacks

Source: Hunsaker & Associates (08/04/2017).

3.3.4.6 Commercial – Walls and Fences

1. Wall and fence height shall be measured from the top of the highest adjacent finished grade, as shown on the Final Grading Plans, to the top of the wall cap or top rail.
2. If commercial and residential land uses occur at the same grade, a solid block wall at least 6 feet in height shall be provided for separation between the land uses. If a grade differential of over five feet exists between commercial and residential land uses, fences at the top of the slope may be of solid and/or open design with the materials listed in No. 3 above.
3. Retaining walls over 8 feet in height shall either be separated into two shorter walls with a minimum of two feet separation between the upper and lower wall with the maximum height of the tallest wall measuring 6 feet, or constructed as gravity walls (such as an MSE wall) with integral planter pockets planted with vine species to soften the visibility of the wall, in which case there shall be no height limit for gravity walls.
4. Fences and walls may extend up to 10 feet into the Beach Boulevard setback provided the fences and walls do not exceed 3 feet in height if solid block. Fences and walls within the Beach Boulevard setback may be extended to a maximum 6 feet in height if the lower 3 feet is block and the upper 3 feet is constructed of clear plexiglass or equivalent that allows for greater than 50 percent light transmission.
5. Fences and walls within the Beach Boulevard setback shall not block vehicular line of sight.

3.3.4.7 Commercial – Monumentation and Signage

Monumentation and signage for commercial uses shall be consistent with the adopted sign program for the Westridge Shopping Plaza Center.

3.3.4.8 Commercial – Trash Enclosures

Trash collection bins shall be sized to meet City size requirements per City of La Habra Municipal Code.

3.3.4.9 Commercial – Off-Street Parking

As outlined within the City of La Habra Municipal Code Section 18.14 Off-Street Parking Requirements based on specific use.

3.3.5 Open Space

Open Space land use pertains to Planning Areas 6 and 7 and permits development of open space and recreation land uses as identified in Table 1 and Figure 5. The following standards shall be applicable to the Open Space land uses.

3.3.5.1 Permitted Uses

Any use not listed in ~~Table 7~~ is not permitted. The following permitted uses are applicable to the Open Space land use.

Table 7. Public Open Space Permitted Uses

Land Use Type	Permit Required
Legend: *P-Permitted* *CUP- Conditional Use Permit*	
PUBLIC OPEN SPACE	
Community Center[a]	P
Outdoor music and special events	Special Event Permit
Libraries, museums, and public buildings	CUP
Natural resources	P
Parks, playgrounds, and community buildings	P
Trails and paths	P
Community Reader Board Sign (LED or similar)	CUP
Radio and television transmitters	CUP
Abandoned wells or other venting systems as permitted by the Orange County Heath Care Agency	P
Wireless Communication Facilities	CUP
Public Utilities	P
CONSERVATION DISTRICT OVERLAY	
Natural Resources and Conservation Activities	P

a. Community Center uses could include banquet, wedding, and meeting room facilities; restaurant and bar uses; exercise and fitness uses; and similar public recreation uses.

Section 4 Development Plan

4.1 Open Space/Recreation Plan

The Specific P lan Area s hall provide a variety o f recreational op portunities and natural resource conservation as shown on Figure 15.

4.1.1 Conservation District Overlay

The Specific Plan Area shall also conserve and enhance the coastal sage scrub (CSS) totaling 9.86 acres located in the western portion of the Property. The CSS established well and compliments the open space located to the south in the West Coyote Hills area of Fullerton. The Specific Plan Area preserves the original CSS in the western portion of the Property and enhances the area by converting golf course fairways, tee boxes, and other turf areas to enhance coastal sage scrub habitat.

4.1.2 Public Community Center

The Community Center is designed as an active space complimentary to the multi-purpose park space to the south. The outdoor dining, soft seating, and active programming areas associated with the Community Center are located on the east side of the building adjacent to a park water feature that will serve as a focal point for the outdoor event area. A meandering boardwalk skirts the edge of the park water feature allowing for interaction at water's edge. The event lawn, framed by the boardwalk, creates a flexible space for weddings, concerts, and seasonal events. The adjacent plaza features an interactive water feature for younger children to play. The area around this plaza contains ample picnic seating as well as a covered lounge with a fire pit to sit and enjoy northern views. Within the interior, the Community Center provides banquet/multi-purpose rooms, full commercial kitchen, and several smaller meeting rooms/offices. La Habra Hills Drive extends to the west; placing the parking lot adjacent to the Community Center for ease of access. The City will own the Community Center and associated parking lot and park area.

4.1.3 Public Community Park

The Public Park extends from the Community Center to the south and contains several elements. Adjacent to the Community Center is a large, flat, open turf play area that provides for a wide range of recreational activities. Adjacent to the turf is a children's play area for the linear park. Farther south, the Park re-purposes two golf course fairways providing views to the north of the San Gabriel Mountains and overlooking the Community Center and Pond. This area allows for active or passive recreation and a spill over area from the Community Center during a large event, such as a concert in the park. The community park shall be dedicated to the City of La Habra.

4.1.4 Public Linear Park

The existing golf cart path shall be re-purposed as a community trail for bikes and pedestrians. The trail provides residents with access throughout the community open space, including fitness amenities at periodic intervals. Seating at overlooks provide views of the San Gabriel Valley Mountains. Links to the linear park are provided to the Westridge Plaza Shopping Center, Beach Boulevard, and the bikeway found along Idaho Street.

This linear park trail system provides users with a route from the western boundary of the Specific Plan Area, Beach Boulevard, to the eastern boundary, Idaho Street. The trail transverses the southern project slope providing long reaching views out toward the San Gabriel Mountains. For night use, the trail has security lighting to both discourage illicit activity and to provide peace of mind for people who want to use the trail in the dark. Along the trail, occasional mile markers for runners and walkers of the path allow users to gauge their pace. The trail also features periodic sections of trail enhancements at locations that frame views or highlight a landscape feature. Trail enhancements could include: additional seating, low walls, high quality exercise equipment, or educational signage. The linear park shall be dedicated to the City of La Habra.

Figure 15: Open Space/Recreation/Natural Resource Areas
Source: SMP (09/17/2019).

4.2 Grading Plan

The conceptual Grading Plan is designed to accomplish balanced earth work onsite, meaning the overall cut and fill quantities generally equal each other, and keep landform alteration compatible with surrounding land uses. Several retaining walls, designed as Mechanically Stabilized Earth (MSE) walls, are proposed throughout the site. The walls range in height up to 23 feet. MSE walls are not vertical walls, but rather canted back at a slight angle. The walls rely on geo-grid, which extends back into the hillside behind the wall, and gravity for stability. MSE walls include planting pockets that will be planted with landscape material consistent with the design guidelines included in Section 5.8 Walls and Fences in order to minimize visual impacts and enhance the aesthetic character of the walls. Figure 16 shows the proposed conceptual grading plan. Figures 17 and 18 show cross-sections that demonstrate the preservation of views from the Westridge Residential Neighborhood; interface with the commercial properties to the north; and compatibility with the residential properties to the northeast.

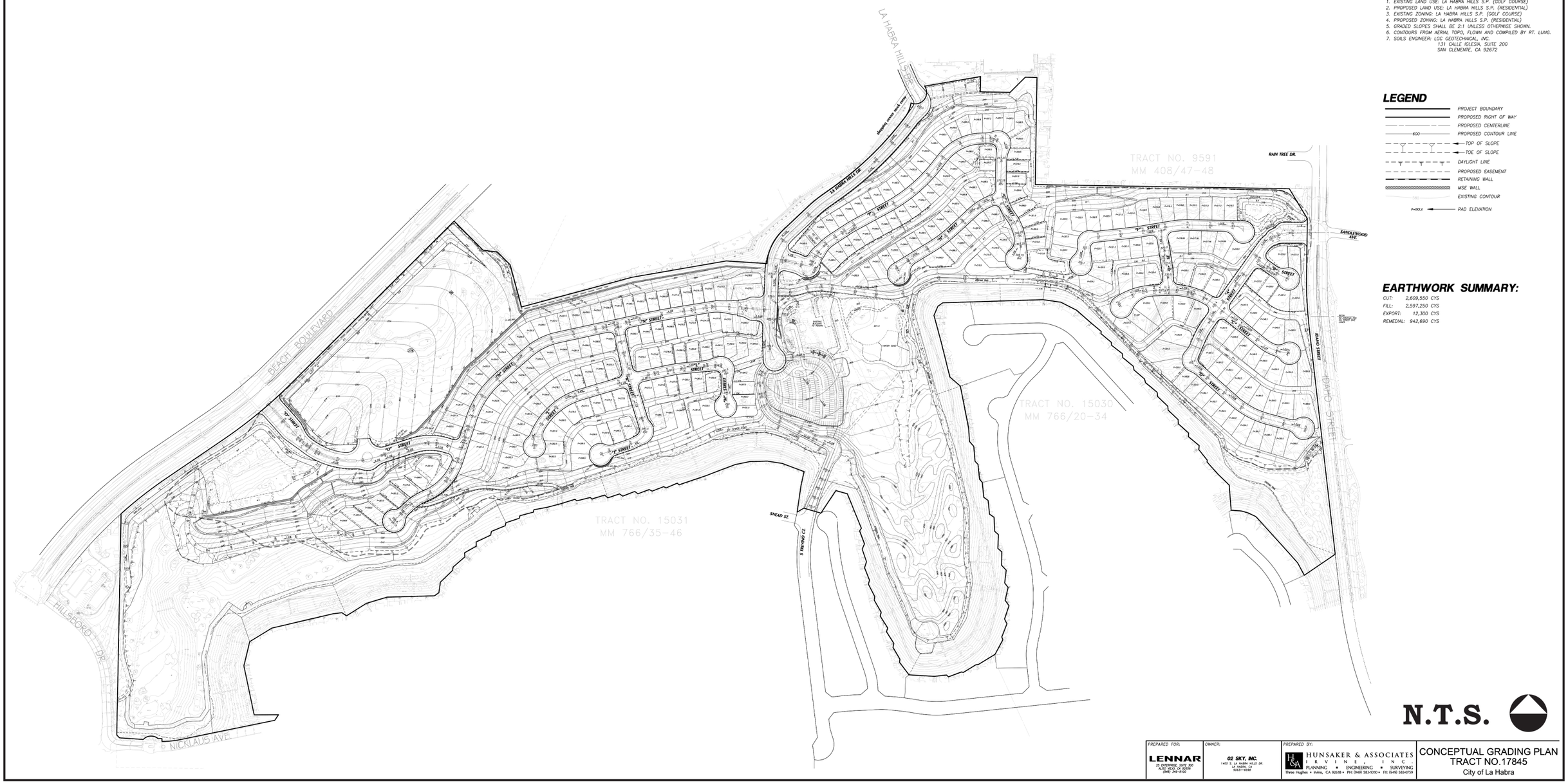
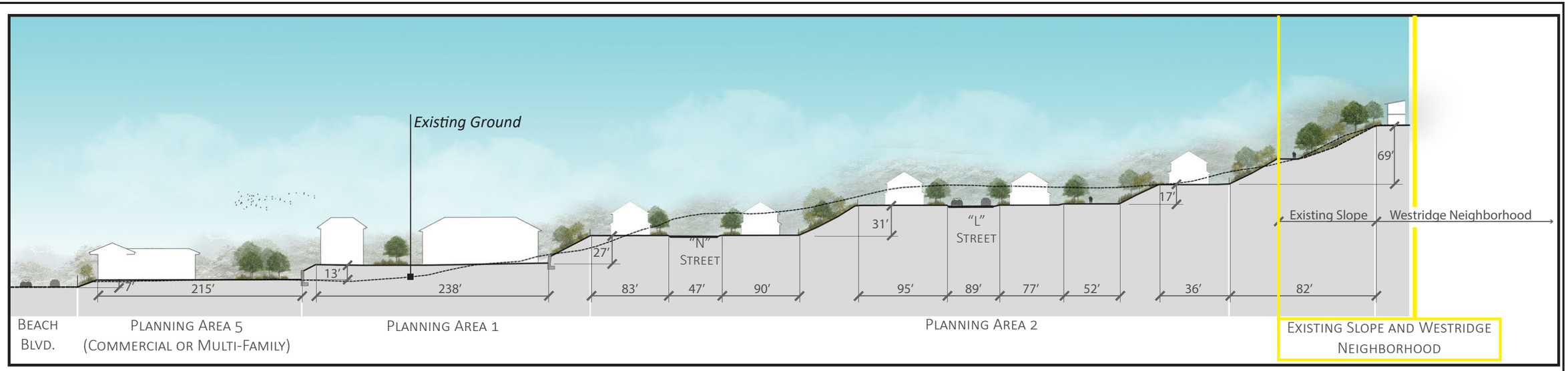


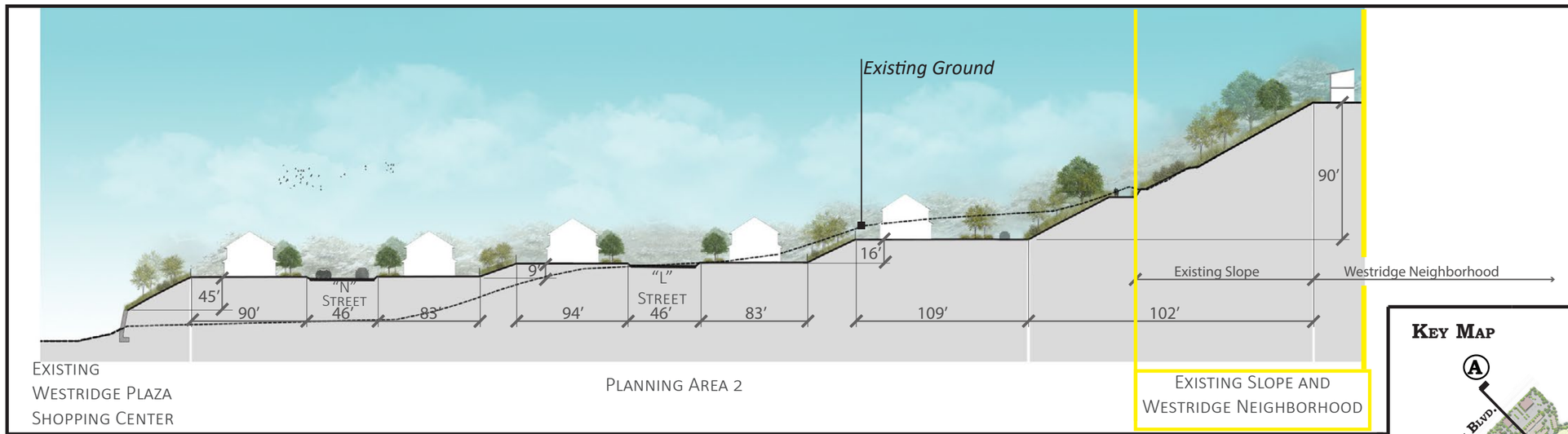
Figure 16: Concept Grading

Source: Hunsaker & Associates (10/23/2019).

Cross Section A



Cross Section B



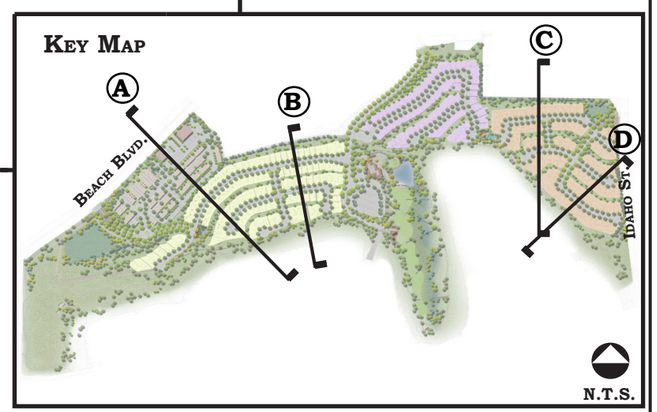
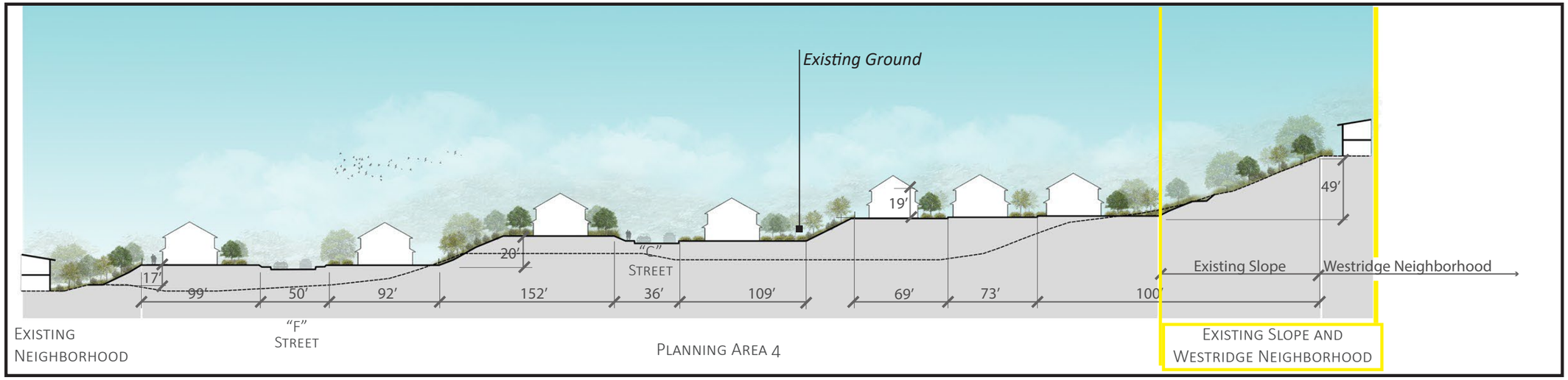


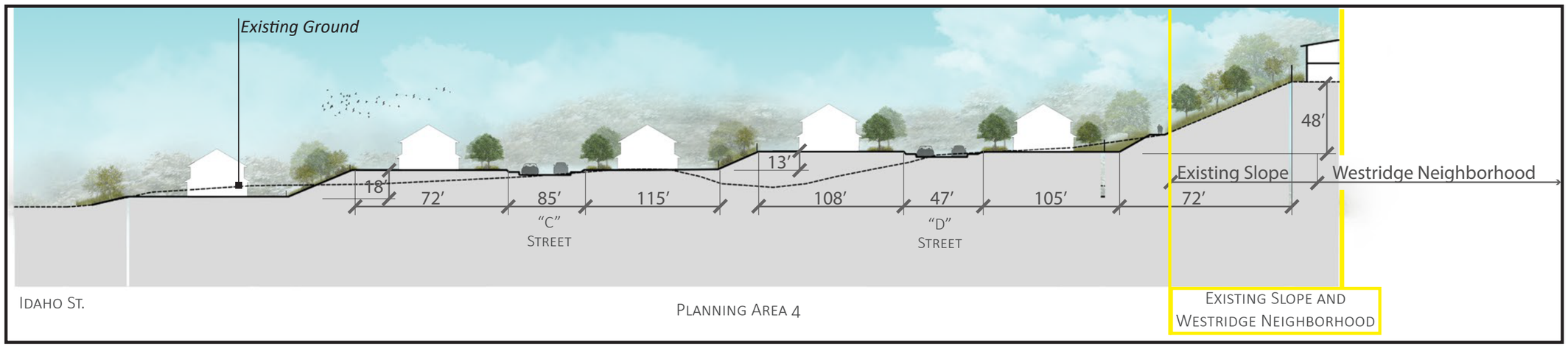
Figure 17: Cross Sections A and B

Source: BrightView Design Group (08/07/2017).

Cross Section C



Cross Section D



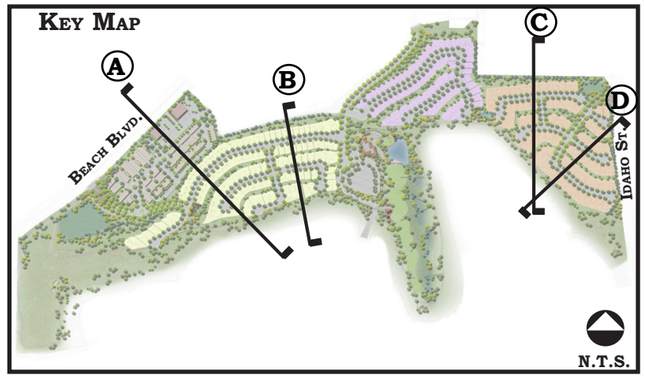


Figure 18: Cross Sections C and D

Source: BrightView Design Group (08/07/2017).

4.3 Circulation Plan

Connectivity plays an important role in communities. Connections by vehicle and walking/cycling are equally important. Connections have been designed internally throughout the Specific Plan Area between each of the Planning Areas, as well as externally to surrounding land uses and amenities in a safe and efficient manner. Furthermore, all access routes and private streets provide adequate room for emergency vehicles to maneuver within the Project site.

4.3.1 Street Improvements Standard

The Conceptual Circulation Plan and Typical Road Sections, Figures 19 and 20, establish the roadway layout and design standards for all circulation elements within the Specific Plan Area.

The Circulation system has been designed to meet the traffic demand while conforming to the landform constraints and City policies. Access to the Specific Plan Area occurs in three areas from existing streets:

- Beach Boulevard: Access from the west occurs at a new connection to the existing signalized intersection of Beach Boulevard and the Hillsborough Apartments. The entry off Beach Boulevard is gated.
- Imperial Highway / La Habra Hills Drive: Access from the north occurs on La Habra Hills Drive from Imperial Highway through the Westridge Plaza to the Specific Plan Area. La Habra Hills Drive continues south, through the Specific Plan Area, and provides a gated access point to the Westridge community. Access to Planning Area 2 and 3 from La Habra Hills Drive are gated.
- Idaho Street fronts the Specific Plan Area on the east. Access occurs at a new connection to the existing signalized intersection of Idaho Street and Sandlewood Drive. The entry from Idaho Street is gated.

4.3.1.1 Augmented Arterial Highway (Beach Boulevard)

Beach Boulevard has a 142-foot right-of-way that includes an 18-foot median, 48-feet of travel lanes in each direction and a 14-foot sidewalk on each side. A new bus turn-out with amenities, such as bench and canopy, shall be provided just north of the community entry on Beach Boulevard. Other improvements along the Beach Boulevard frontage shall include repairs to the existing sidewalk, curb and gutter, as necessary.

The existing Beach Boulevard intersection at Hillsborough Park Apartments shall be modified to construct an east leg of the intersection and provide two inbound lanes and two outbound lanes (i.e. one westbound left-turn lane and one shared through/right-turn lane). The modification shall also include a single 150-foot southbound left-turn lane with a 90-foot transition and modification to the existing traffic signal to include five phase operations.

If PA 5 is developed as commercial, modification to the median on Beach Boulevard shall be completed to provide southbound traveling traffic one 100-foot southbound left-turn lane with a 90-foot transition to provide access into the commercial site. If PA 5 is developed as multi-family residential, access may be designed similarly, with access directly from Beach Boulevard, or access may be provided through PA 1 depending on the type and design of residential uses.

4.3.1.2 Secondary Arterial Highway (Idaho Street)

Idaho Street, an existing secondary arterial highway, currently has a dedicated right-of-way of 100-feet. This includes a 14-foot median, 35-feet of travel lanes in each direction and 8-foot sidewalk on each side. Improvements along the Idaho Street frontage may include repairs to existing sidewalk, curb and gutter, as necessary.

The existing Idaho Street intersection at Sandlewood Avenue shall be modified to provide one inbound lane and two outbound lanes (i.e. one eastbound left-turn lane and one shared through/right-turn lane). The modification shall provide 100-foot northbound left-turn lane with a 90-foot transition on Idaho Street and modification to the existing traffic signal for five phase operations.

4.3.1.3 Local Streets

Public (La Habra Hills Drive)

La Habra Hills Drive provides local street access from Imperial Highway to the northern portion of the Specific Plan Area and the Westridge Residential Neighborhood community to the south. The existing cul-de-sac on La Habra Hills Drive at the entry to the Westridge Golf Club will be removed and La Habra Hills Drive will be improved to public standards up to the cul-de-sac at the Community Park. From the Community Park, a public drive connects to Trevino Court and the Westridge Residential neighborhood to provide continued access. Within the 60-foot right-of-way, La Habra Hills Drive will provide 40-feet curb to curb width, with a 10-foot parkway on each side that includes a 5-foot curb sidewalk with a 5-foot parkway.

Private

Private residential streets, or neighborhood streets, consist of the roads and cul-de-sacs proving internal access to neighborhoods found in each of the PAs. They incorporate a 48-foot right-of-way with 36-feet curb to curb and a 5-foot curb adjacent sidewalk.

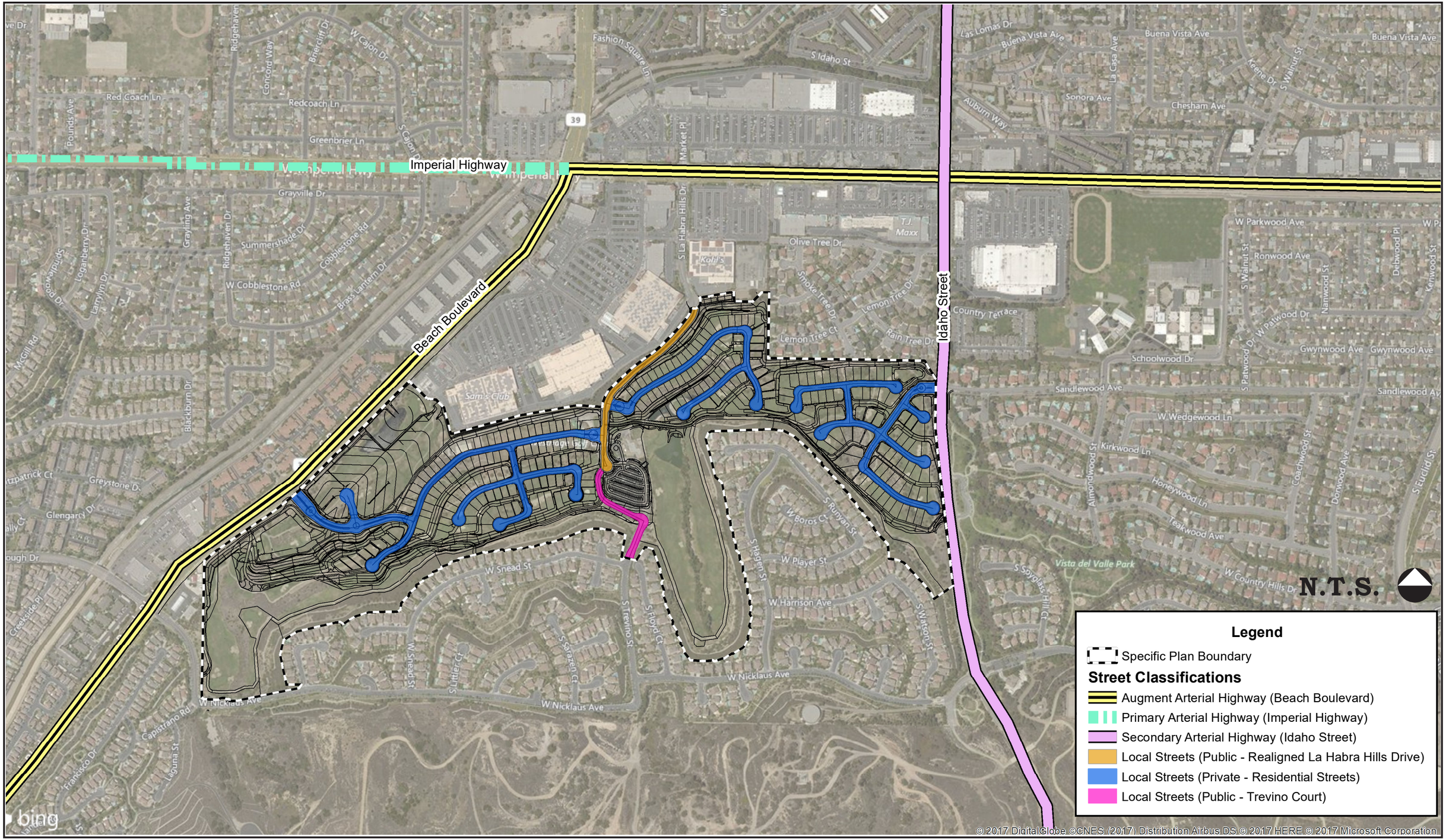
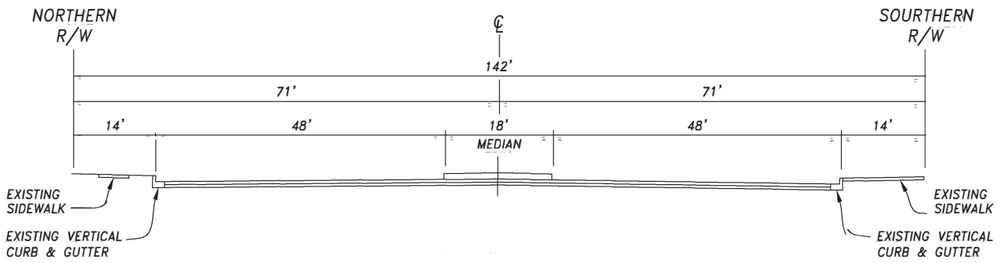


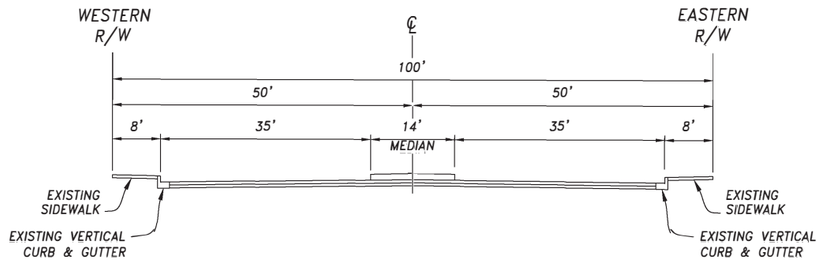
Figure 19: Circulation Plan

Source: Bing Maps (2016); City of La Habra General Plan (01/21/2014); Hunsaker & Associates (11/01/2017).

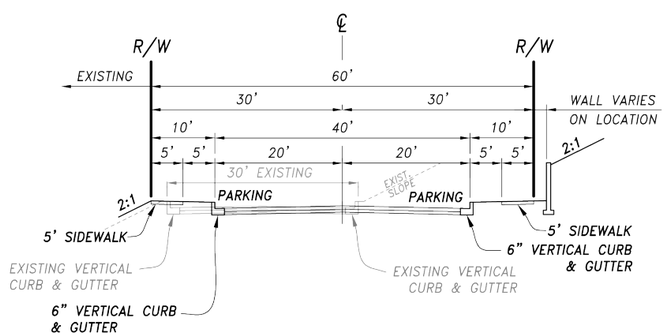
Public Roads



Augmented Arterial Highway
(Beach Boulevard*)

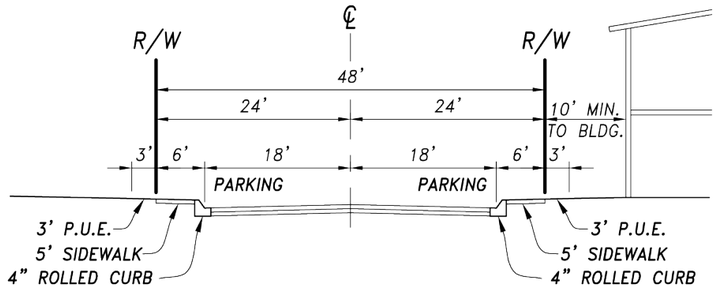


Secondary Arterial Highway
(Idaho Street)

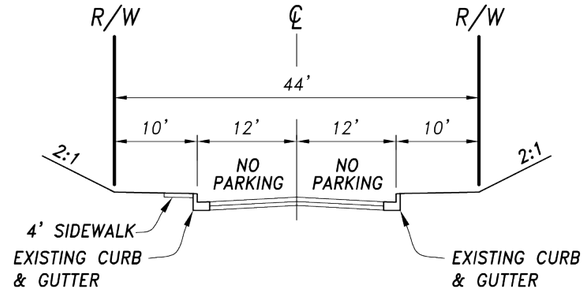


Local Streets
(La Habra Hills Drive)

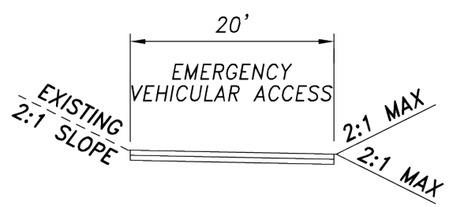
Private Roads



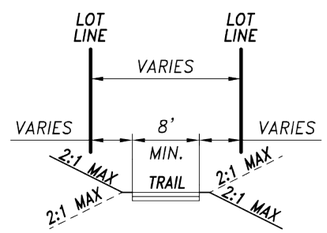
Local Streets
(Private Residential Streets)



Local Streets
(Trevino Court)



Emergency Vehicular Access



Linear Park Trail

**NOTE: Sidewalks along Beach Boulevard shall meander.*

Figure 20: Typical Street Cross Sections
Source: Hunsaker & Associates (09/05/2019).

4.3.2 Access

1. Primary vehicular access to the Specific Plan Area shall occur at three locations (refer to Figures 19 and 20 for the Circulation Plan).
   a. Access onto both arterial roadways is provided by a fully signalized intersection to allow for convenient vehicular and pedestrian access.
   b. An entrance occurs from Beach Boulevard on the west side of the Specific Plan Area by adding a fourth leg to an existing three leg signalized intersection on Beach Boulevard at the Hillsborough Apartment complex.
   c. An entrance occurs on the eastern portion of the Specific Plan Area, by adding a fourth leg to an existing three leg signalized intersection on Idaho Street at Sandlewood Avenue.
   d. An entrance to the Specific Plan area from the north relies on La Habra Hills Drive, which is the existing entry to the Westridge Golf Club.
2. La Habra Hills Drive remains a public street (non-gated) extending south to the proposed Community Center and public park. Following the cul-de-sac, the roadway extends to Trevino Drive, providing secondary gated access to the Westridge Residential community.
3. An emergency vehicle access (EVA) drive shall occur between PA 3 and PA 4. The EVA shall be controlled with gates or bollards that could be removed by first responders in case of an emergency.
4. An EVA drive shall occur through PA 5. The EVA shall be controlled with gates or bollards that could be removed by first responders in case of an emergency. Access to PA 5 shall be provided from Beach Boulevard, unless otherwise approved by the Fire Department.

4.3.3 Entries

Entries to the various Planning Areas should be clearly identified and should include the following (Figure 21).

1. Access to all of the residential neighborhoods would be gated and all internal neighborhood streets shall be private. The gates prevent vehicular connectivity between the proposed Planning Areas and possible cut-through traffic between Beach Boulevard and Imperial Highway.
2. These private entries shall provide a minimum 56-foot right-of-way. This includes a minimum of 36-foot curb to curb with a 5-foot sidewalk.
3. Entry gates shall setback a minimum of 100 feet to provide storage of entering vehicles to stack, preventing queuing onto public streets.
4. A turn radius of minimum 32 feet shall be provided in front of the gated entries to provide adequate turn around for vehicles not proceeding through the gates.
5. Gate opening widths shall be a minimum of 20 feet.

6. Along the sidewalks, a separate pedestrian entry gate with a related design theme, shall be provided on each side of the entry.
7. All gates shall be maintained by the HOA.

4.3.4 Pedestrian Circulation

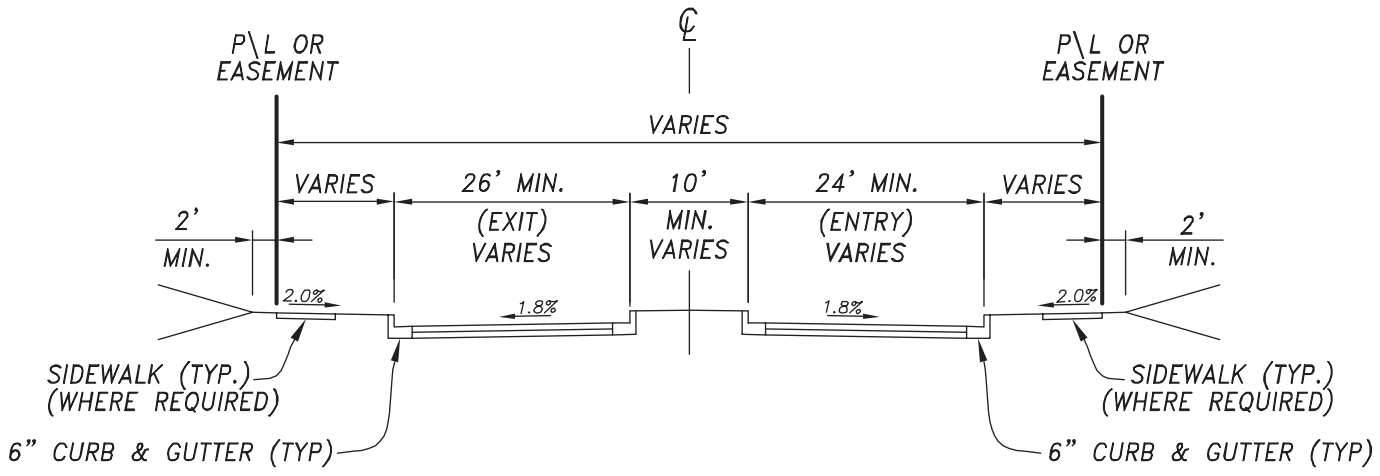
The following should be applicable to the pedestrian network as shown on Figure 22 Pedestrian Circulation Plan.

1. Sidewalks shall be a minimum of 4.5 feet wide on all streets with home frontage and along the backbone street system. Sidewalk design shall maintain the minimum width around street lights, fire hydrants, mailboxes, and utility pedestals.
2. All sidewalks shall be designed as curb adjacent on private streets.
3. Pedestrian circulation would be provided via existing public sidewalks along, La Habra Hills Drive, Imperial Highway, and Idaho Street within the vicinity of the Project frontage, which will connect to the Specific Plan's internal neighborhood walkways. Along Beach Boulevard, the meandering sidewalk in front of the Westridge Plaza would be extended along the Beach Boulevard frontage within the Specific Plan boundary.
4. All sidewalks shall meet Americans with Disabilities Act (ADA) standards for width, gradient, and intersection crossings.
5. The Linear Park shall vary in width, with a minimum of 18 feet, and include an 8-foot wide paved trail, along with shade, seating, view opportunities, and outdoor fitness equipment, which provides a link between Idaho Street and Beach Boulevard.
    a. The Linear Park trail system provides a segment of trail access to other offsite destinations, such as Coyote Creek regional bike trail, Beach Boulevard, and Olita Elementary School on the west and access to Idaho Street, Vista del Valle park, Las Positas Elementary School and Imperial Middle School on the east.
    b. Night lighting on a timer will be provided along the trail system for enhanced security.
6. The existing sidewalk system within the Project vicinity provides direct connectivity to the adjacent existing residential community, commercial development, public transit along Beach Boulevard/Imperial Highway and major thoroughfares.
7. The Project HOA will be responsible for the maintenance of the private neighborhood common sidewalks located within the Specific Plan Area.
8. All streets shall have a Street Tree Program that requires the installation and maintenance of a street tree designed to provide shaded sidewalks.
9. Maintenance of street trees will be the responsibility of the homeowner, with restrictions provided within the CC&R's regarding on-going maintenance of street trees per HOA Community Standards.

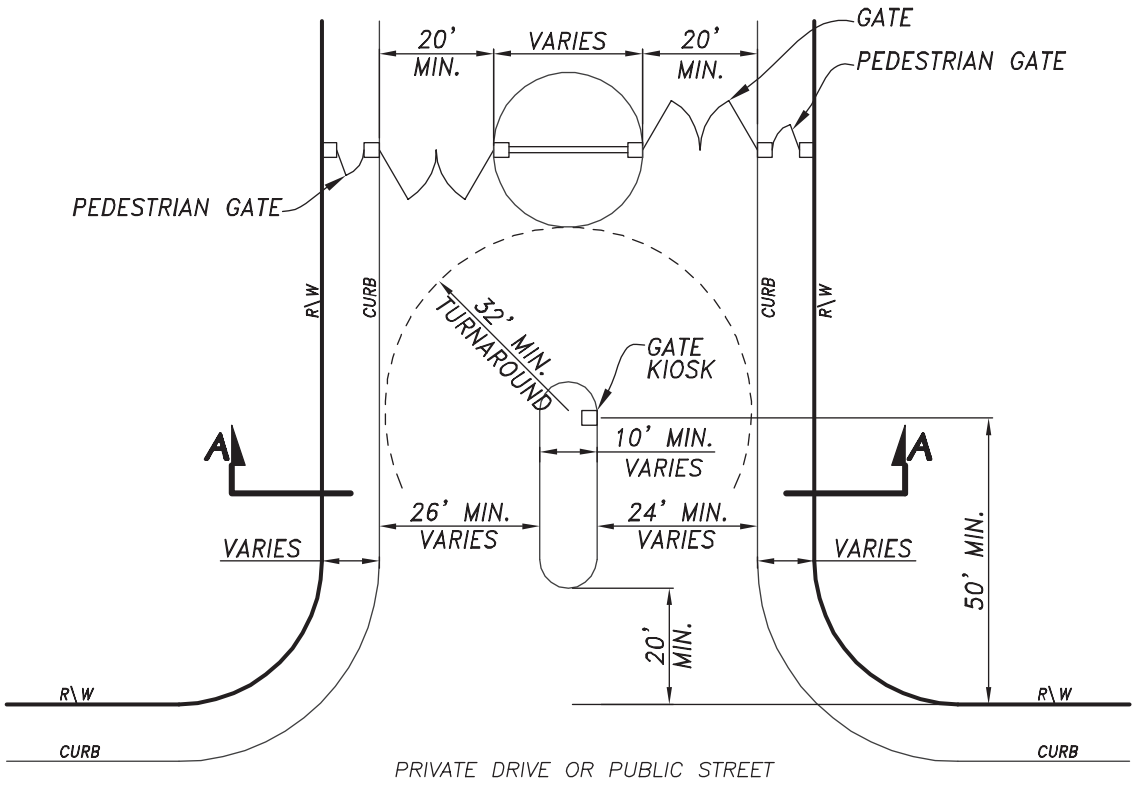
4.3.4.1 Bicycle Circulation

Bicycle circulation shall occur in the following joint use facilities as shown on Figure 22 Pedestrian Circulation Plan.

1. The trail system shall also function as a bicycle route, providing a segment of trail access to off-site destinations such as the Coyote Creek trail and Fullerton Loop trail systems.
2. Secure and conveniently located bicycle racks shall be provided at the PA neighborhood parks found in PA 2 and 3, as well as the Community Center.



SECTION A-A ENTRY GATE
NO PARKING
NTS



TYPICAL GATE DETAIL WITHOUT GUARD SHACK
NTS

NOTES:

1. DIMENSIONS SHOWN ARE MINIMUM REQUIREMENTS.

Figure 21: Typical Gate Detail

Source: Hunsaker&Associates (08/02/2017).

Figure 22: Pedestrian Circulation Plan
Source: SMP (09/17/2019).

4.4 Lighting Plan

Community lighting shall carry a unified lighting theme throughout the common areas, streets, private parks, and public community center. A hierarchy of lighting fixture heights and sizes within the community should be incorporated into the design plans and the overall unified style of the lighting should fade into the natural environment while being consistent with the residential architecture as a whole. All common area lightning should be in compliance with all local code requirements. The lighting between Project phases will match in style, height, color, and manufacturer. Please refer to Figure 23 for the Lighting Plan. The lighting shall include the following:

1. Up-lighting should be utilized at Project entries, illuminating community monument signage, and accent trees.
2. All lighting fixtures shall be designed to direct light downward, with the exception of landscape and monumentation lighting at Project entrances to include uplight entry trees and signage.
3. All street lighting shall include standard cobra head design.
4. Community Center parking lot lighting shall include 18-foot-tall poles on top of 30-inch concrete risers with a shoe box design.
   a. The parking lot lights shall include a minimum of 1.0-foot candle of light.
5. Linear park trail lighting shall include 12-foot tall lighting with 0.2-foot candle of light.
   a. Light poles shall be placed approximately 70 feet on center.
   b. Light poles shall include programing for time sensitive lighting.
6. Commercial parking lot lighting shall include 18-foot-tall poles on top of 30-inch concrete risers with a shoe box design.

4.5 Sign Plan

The community sign locations are provided on Figure 24. Community signage shall consist of natural and earth tone vertical surfaces with metal contrasting letters adhering to the City of La Habra signage standard and shall include the following:

1. A maximum of two entry signs (one on each side of street) for each residential Planning Area, not to exceed 40 square feet in area and shall be limited to the name of the residential community.
2. No animated, rotary, or electric signs shall be permitted.
3. Entry monuments and signage may be incorporated into entry walls located on either side of the entry drive.
   a. Monuments at project entries shall utilize up-lighting, illuminating community monument signage, and accent trees. Internally lighted signage is prohibited.
   b. Monumentation shall be integrated with the architectural details of the Planning Area.
4. Gated entries may include a power source for seasonal lighting.
5. Community monumentation shall include enhanced vehicular and pedestrian paving.

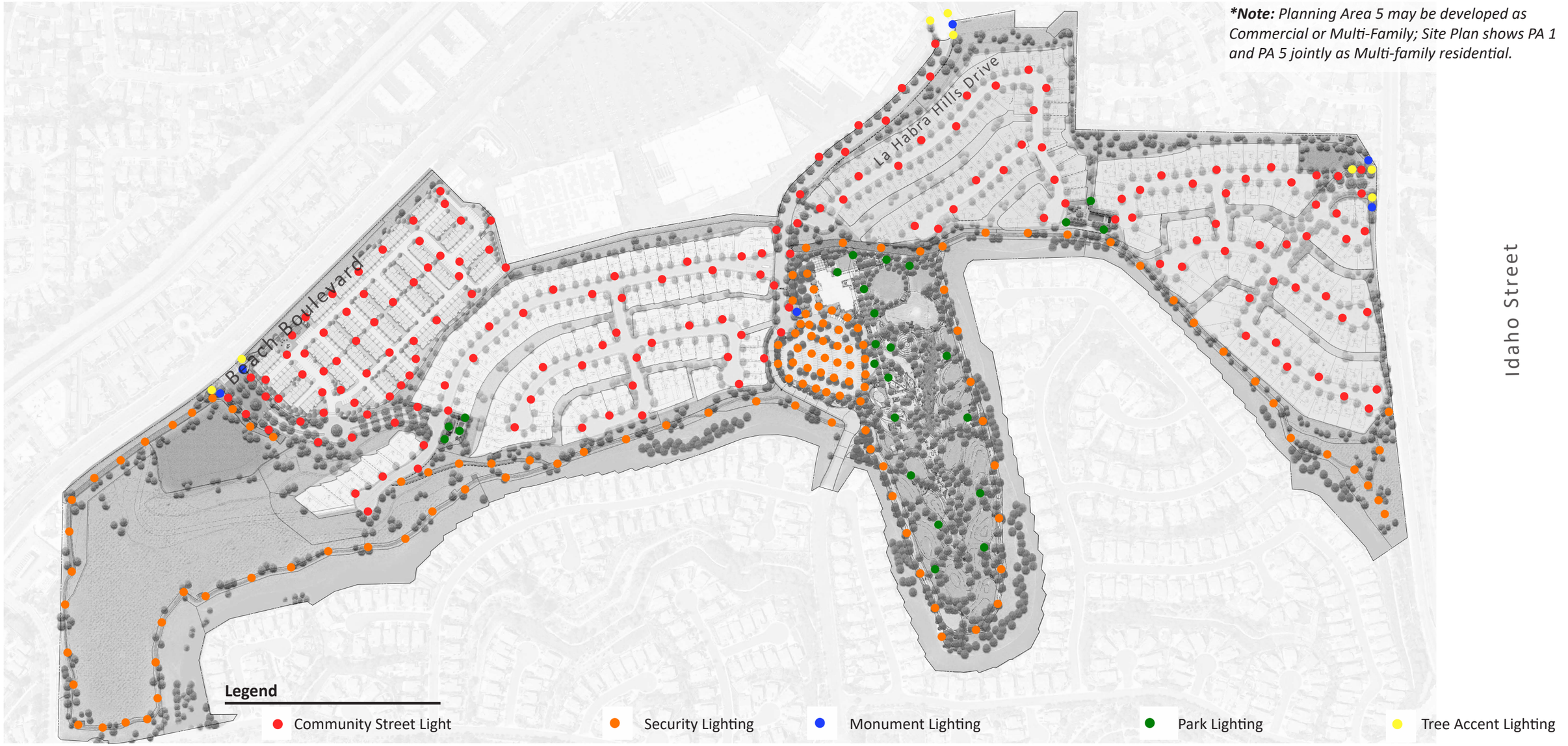


Figure 23: Lighting Plan
Source: BrightView Design Group (11/10/2017).

Legend

Community Sign Locations

***Note:** Planning Area 5 may be developed as Commercial or Multi-Family; Site Plan shows PA 1 and PA 5 jointly as Multi-family residential.*

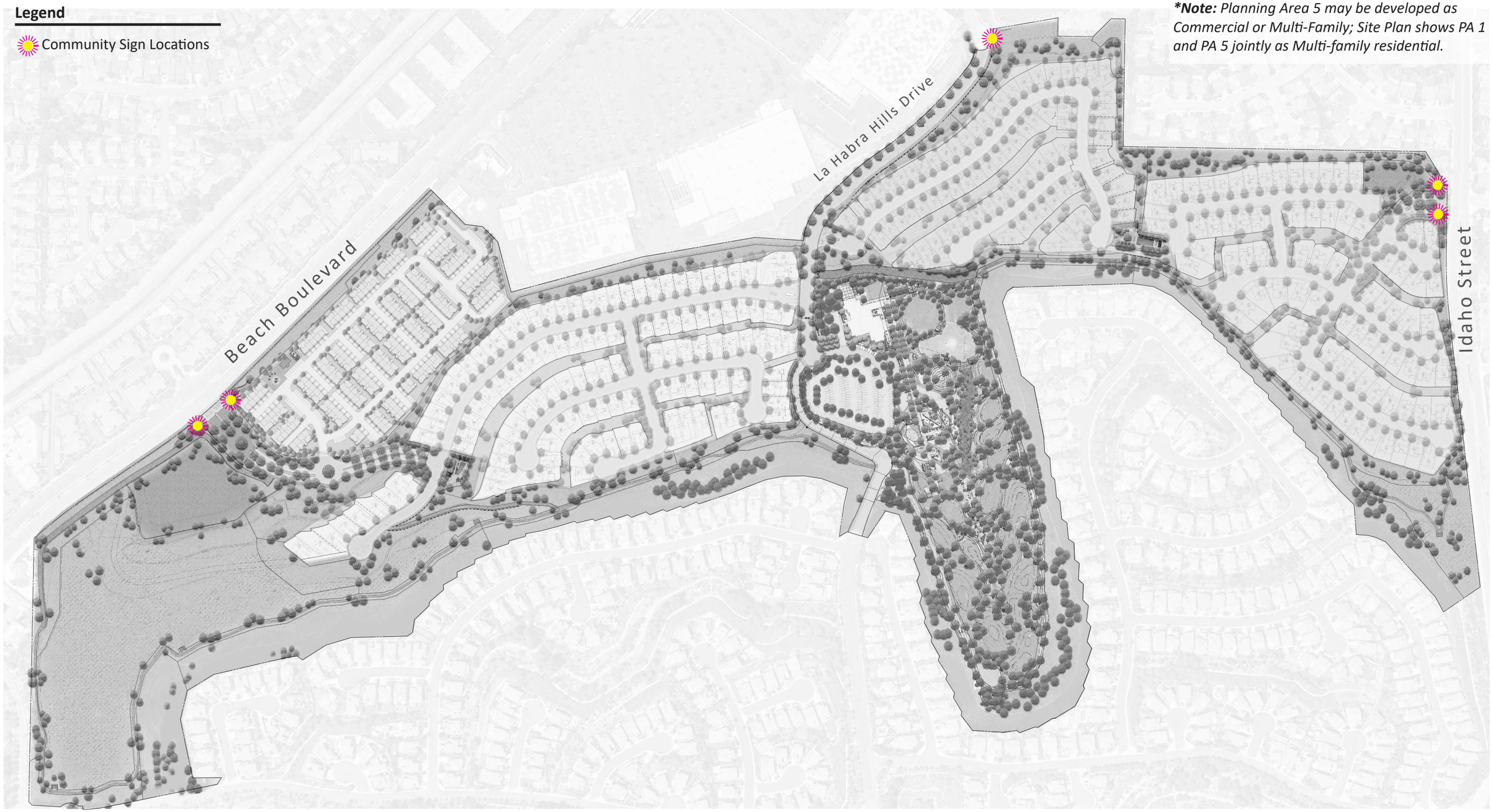


Figure 24: Community Sign Locations

Source: BrightView Design Group (11/10/2017).

4.6 Safety Plan

A safety plan is provided on Figure 25. The Specific Plan Area is designed with the following elements that meet the goal of a safe neighborhood. The following elements shall be incorporated into the design of all neighborhoods within the Specific Plan Area:

1. Forward facing architecture that includes living area facing the street.
2. A front yard setback of 10 feet for Low Density Residential to encourage “eyes on the street” by bringing the living area forward.
3. Sidewalks in front of each home.
4. Appropriate vehicular sight-distance at street intersections and cross-walks.
5. Street lighting along streets and around private and public recreation buildings designed to complement the existing neighborhoods.
6. A landscape plan attune to minimizing hiding areas in landscaped areas near sidewalks and buildings.
7. Installation of time sensitive trail lights and security camera system along the 2.6-mile linear park to provide safety to trail users.
8. Camera system located at each of the gate entry points to provide security measures by recording the license plates of the vehicles entering and exiting the various neighborhoods.
9. Each gate shall operate off of “click to enter” system for Emergency vehicle access, which operates off the police radio frequencies, to allow security and police access into each of the various PAs.
10. Knox or other approved override systems for emergency vehicle access gates or bollards.
11. Implement the Slope Landscape Plan, see Figure 26.

Figure 25: Safety Plan
Source: BrightView Design Group (11/10/2017); SMP (09/17/2019).

***Note:** Planning Area 5 may be developed as Commercial or Multi-Family; Site Plan shows PA 1 and PA 5 jointly as Multi-family residential.*

Interior Slopes:
Interior manufactured slopes over 10 inches in height (except for roadside streetscape slopes) shall be planted as special maintenance areas, be devoid of undesirable plant species and majority of shrubs/ground cover to naturally grow to naturally no more than 2 feet in height.

Existing Manufacture Slope:
Existing vegetation to be replaced with low growth plant material from the LA County Fire Department approved plant list. Removal of undesirable plant species. Trees to be limbed up a minimum of 15 feet from vegetation.

Figure 26: Slope Landscaping Requirements
Source: SMP (09/17/2019); BrightView (11/10/17).

Section 5 Urban Design Guidelines

5.1 Living Space Forward

The following design guidelines shall be implemented

5.1.1 Multi-Family 1

1. Design multi-family units with living area facing the common areas, such as paseos or sidewalks to encourage "eyes on the street" as shown on Multi-Family Setbacks on Figure 8.

5.1.2 Low Density Residential

The following standards shall be incorporated within the Low Density Residential land use (Planning Areas 2, 3, and 4) and is shown on the Product Setbacks found on Figures 10, 12, and 13.

1. The front portion of the house shall be pulled forward on the lot so that animated and articulated architecture can visually dominate the street scene.
2. Residential design shall place some elements, such as entries, windows, front porches, cover terraces, and living areas facing the street.
3. Side-loaded garages may be located in front of living portions of the house.
4. A front yard setback of 10 feet shall be provided so as to have "eyes on the street" by bringing the living area forward and moving the straight in garage farther back.
5. Sidewalks in front of each home.
6. A street tree program that mandates the installation and on-going maintenance of street trees placed behind the sidewalk in order to provide shaded sidewalks to encourage walking.

5.2 Garage Doors

5.2.1 Multi-Family 1

Garages shall be designed off an alley, in which case no driveway is provided, or garages may be designed off an internal street, in which case a minimum 18-foot driveway measured from the face of the garage to the back of the sidewalk, as shown on Multi-Family Setbacks on Figure 8.

5.2.2 Low Density Residential

Front-loaded garages (garage doors facing the street) shall have a minimum 18-foot driveway measured from the face of the garage to the back of the sidewalk. In all cases, living space or porches shall extend forward of the garage, but not extend closer than 10 feet from the property line, as shown on Low Density Residential Setbacks Figures 10, 12, and 13.

Side-entry garages are encouraged in the low density residential neighborhoods. Side-entry garages may extend up to 10 feet from the property line. A minimum of 24 feet of backing distance, which may encroach into the sideyard setback, must be provided for side-entry garages. The architecture of side-entry garages shall complement the architecture of the primary residence.

All garage doors and side gates for each home shall be of consistent design with the architecture of the home. In addition, the paint color shall also be complimentary to the architectural style.

5.3 Massing and Scale – Multi-Family 1 Land Use

Massing and Scale are fundamental principles that ensure individual elevation elements relate to one another in a balanced and aesthetically pleasing way. Please refer to Figures 27 through 29. Walkable courts and outdoor patios designed within the Multi-Family 1 land use provide building separation and also soften massing, scaling the structures to the human level particularly on the multi-family units. Single, two, and three story elements should be incorporated to differentiate building massing.

1. Special care should be taken to break down the elevations mass where possible through minimized height.
2. Particular attention should be paid to the roof design to minimize the mass at the street and prevent the canyon effect between homes.
3. Verandahs and loggia elements are encouraged to break down a home's mass.
4. Attention shall be paid to proportions on all elevation elements to ensure that each feature is in the same scale as the entire building.

5.4 Varied Plotting – Low Density Residential Land Use

Streets should vary in their architectural character. When unified by landscape elements, this variety results in quality neighborhoods. To ensure that similar plans and elevations are plotted as far from one another as possible, a color palette shall be developed, to provide enough variation to create visual variety on a street.

No plan should be plotted side by side or directly across from each other with the same elevation. Additionally, no more than two plans can be plotted adjacent with different elevations. Sufficient color schemes must be provided with in the neighborhood to make sure that no home of the same plan and elevation on a single street shall be the same.

At least three floor plans, three elevations, and three color palettes, shall be presented for each residential neighborhoods found within Low Density Residential Land Use.

5.5 Architectural Styles

The details of proposed architectural styles shall be presented in the final Design Review package to be approved by the Planning Commission and City Council.

5.5.1 Multi-Family 1 Land Use

The multi-family structures shall incorporate a mix of architecture from the following list of architectural styles:

- Italian
- Monterey
- Spanish

5.5.1.1 Italian

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 27). A menu of design elements for Italian style architecture is included below.

Design Features

- Classic romantic Italianate villa architecture with blend of light to moderately saturated wall colors and classic terra cotta roof tile blend
- Metal balconies
- Shaped trims and surrounds
- Covered loggias with arches
- Decorative shutters

Roofs

- Low-pitched hipped roof
- Barrel shaped concrete tile
- Deep overhangs accentuated by delicate low profile eave line

Windows

- Traditional vertically proportioned windows with full window trim surround accented with additional shaped lintel and sill mouldings
- Feature windows with decorative shutters

Walls

- Exterior plaster with sand finish

Color

- Range of light to deeply saturated wall colors.
- Tan window frames
- Lighter trims
- Dark bronze to black decorative metals

Accent Materials

- Decorative metal

Italian Architectural Style Right Side

Italian Architectural Style Front

Figure 27: Multi-Family Italian Architectural Style
Source: KTGY | Architecture + Planning (09/09/2016).

5.5.1.2 Monterey

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 28). A menu of design elements for Monterey style architecture is included below.

Design Features

- Second floor, front facing balcony with railings
- Different use of materials expression at different floors
- Windows with decorative shutters (fixed)
- Exterior walls in stucco and vertical board and batten siding

Roofs

- Low-pitched gabled roof
- Eaves with wood fascia boards and overhang
- Flat concrete tile

Windows

- Single hung windows with traditional vertical proportions and select/varying window trim per wall material
- Feature windows with decorative shutters
- Full-length windows or french doors open onto balcony

Walls

- Stucco - sand finish
- Vertical board with batten siding

Color

- Light earth tones on lower floors with saturated upper floors with siding
- Contrasting deep saturated color accents
- Light tan or white window frames

Accent Materials

- Wood posts and rails for balcony
- Simple details wooden window boxes/ shelves
- Wood roof corbel/beam ends

Monterey Architectural Style Right Side

Monterey Architectural Style Front

Figure 28: Multi-Family Monterey Architectural Style
Source: KTGY | Architecture + Planning (09/09/2016).

5.5.1.3 Spanish

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 29). A menu of design elements for Spanish style architecture is included below.

Design Features

- Feature balcony of wrought iron or wood
- Arched Balcony or porch features
- Gable end accents such as terra cotta clay pipe vents, recess, or iron
- Entry surrounds of special density or color

Roofs

- Mix of gabled and hipped roofing
- Barrel tile roofs with classic red/terra cotta mottled color blends
- Low pitched roofs

Windows

- Traditional vertically proportioned windows with decorative lintel and sill trim
- Feature windows with decorative metal grills and decorative shutters

Walls

- Exterior plaster with light sand finish

Color

- White
- Lighter earth tones
- Tan or beige window frames
- Dark brown accents
- Vibrant accent colors at shutters

Accent Materials

- Ceramic tiles
- Decorative iron

Spanish Architectural Style Right Side

Spanish Architectural Style Front

Figure 29: Multi-Family Spanish Architectural Style

Source: KTGY | Architecture + Planning (09/09/2016).

5.5.2 Low Density Residential Land Use

The single family detached neighborhoods shall incorporate a mix of architecture from the following list of architectural styles:

- Adobe Ranch
- Andalusian
- Monterey
- Santa Barbara
- Spanish
- Tuscan

5.5.2.1 Adobe Ranch

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 30). A menu of design elements for Adobe Ranch style architecture is included below.

Design Features

- Early California influence
- Roofs
- Low-pitched roof, gable roofs
- Side-gabled
- Flat tile or barrel shaped concrete tile
- Exposed roof rafters

Windows

- Narrow and vertical
- Vertical openings with shutter

Walls

- Stucco - sand finish
- Slump block/brick

Color

- Earth tones
- Natural wood color
- Dark brown accents

Accent Materials

- Wood trim
- Stone
- Stucco
- Brick
- Wrought iron

PLAN 3CR - ADOBE RANCH

Planning Area 3: Plan 3CR Adobe Ranch

PLAN 2C - ADOBE RANCH

Planning Area 3: Plan 2C Adobe Ranch

PLAN 1CR - ADOBE RANCH

Planning Area 3: Plan 1CR Adobe Ranch

Figure 30: Single Family Adobe Ranch Architectural Style

Source: Bassenian|Lagoni (09/27/2016).

5.5.2.2 Andalusian

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 31). A menu of design elements for Andalusian style architecture is included below.

Design Features

- Heavy use of brick and plaster
- Shaped timber tails at eaves or moulded precast
- Simple balconies with wrought iron railing or solid half walls
- Asymmetrical fenestration patterns
- Vertical forms mixed with horizontal forms
- Occasional use of arched openings
- Early California influence

Roofs

- Shallow pitched roofs
- Simple gabled and hipped roofs
- Concrete or concrete barrel tile

Windows

- Recessed windows on front elevation
- Narrow and tall shutters with muntins (grids)

Walls

- Stucco
- Brick

Color

- Earth tones with brick colors in the beige range
- Brown or beige window frames

Accent Materials

- Brick
- Shutters
- Plaster

Planning Area 4: Plan 1 Andalusian

Planning Area 4: Plan 2 Andalusian

Planning Area 4: Plan 3 Andalusian

Figure 31: Single Family Andalusian Architectural Style

Source: KTGY | Architecture + Planning (09/09/2016).

5.5.2.3 Monterey

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 32). A menu of design elements for Monterey style architecture is included below.

Design Features

- Second floor, front facing balcony with wood railings
- Different use of materials on first and second floors
- Windows decorated with fixed shutters
- Low-pitched gabled roofs
- Exterior walls in stucco, brick or wood

Roofs

- Low-pitched side gabled roof
- Eave with little or no overhang
- Flat or “s” shaped tile

Windows

- Single or double hung windows
- Paired with fixed shutters
- Full-length windows or glazed doors open onto balcony
- Each bay usually has one window or door

Walls

- Stucco in sand finish
- “Wood” siding
- Brick

Color

- Light earth tones
- Contrasting accents

Accent Materials

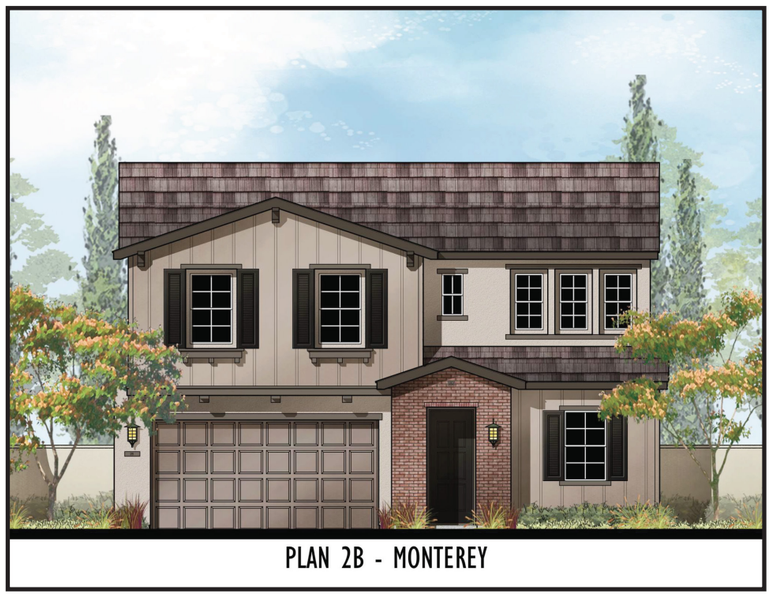
- Wood posts and rails for balcony
- Simple details
- Wood kickers

Planning Area 2: Plan 1 Monterey Front

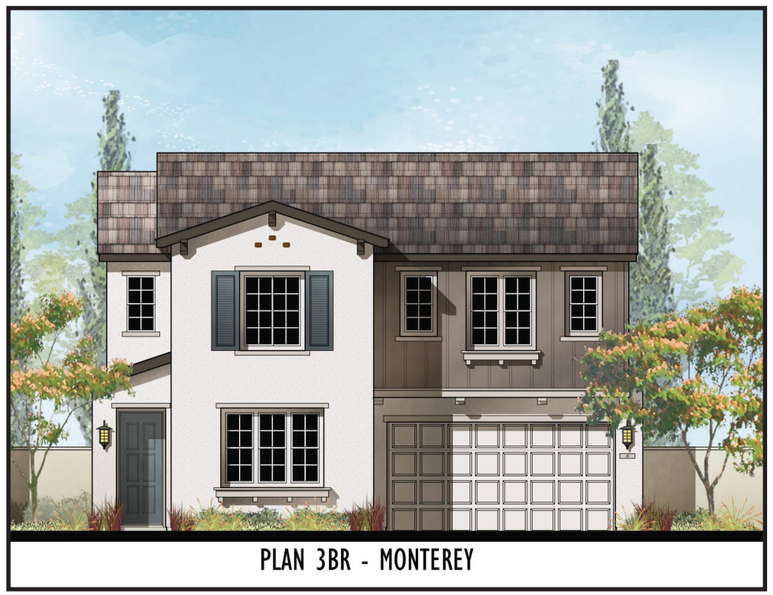
Planning Area 2: Plan 2 Monterey Front

Planning Area 2: Plan 3 Monterey

Planning Area 3: Plan 1BR Monterey



Planning Area 3: Plan 2B Monterey



Planning Area 3: Plan 3BR Monterey

Figure 32: Single Family Monterey Architectural Style
Source: KTGY | Architecture + Planning (09/09/2016); Bassenian|Lagoni (09/27/2016).

5.5.2.4 Santa Barbara

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 33). A menu of design elements for Santa Barbara style architecture is included below.

Design Features

- Iron or wood balconies and rails
- Heavy exposed beams
- Masonry or wood columns with balustrades
- Arcades and trellis features
- Decorative tile inserts

Roofs

- Shallow pitched roofs
- Simple hip, gable, and shed forms
- Mission “s” tile character

Windows

- Deep set on front elevations
- Arch, segmental, or half round windows

Walls

- Sand finish
- Cut stone accents
- Terra cotta accents

Color

- White
- Earth tones
- Beige
- Dark brown accents

Accent Materials

- Decorative Tile
- Wrought iron

Planning Area 3: Plan 1AR Santa Barbara Front

Planning Area 3: Plan 2A Santa Barbara Front

Planning Area 3: Plan 3AR Santa Barbara Front

Figure 33: Single Family Santa Barbara Architectural Style

Source: KTGY | Architecture + Planning (09/09/2016).

5.5.2.5 Spanish

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 34). A menu of design elements for Spanish style architecture is included below.

Design Features

- Heavy exposed beams
- Wrought iron or wood balconies and rails
- Arcades and trellis features
- Terra cotta clay pipe vents
- Tile entry surrounds
- Semi-circular arcades and fenestration

Roofs

- Mix of gabled and hipped roofing
- Wide, enclosed overhangs
- Roof rafters usually exposed with braces added underneath
- Flat tile roofs, often in a color from nature's palette
- Low pitched roofs with concrete tile
- Simple, hip, gable and shed forms
- Concrete "s" barrel tile

Windows

- Recessed windows on front elevation
- Arched or half elliptical windows with decorative iron grills
- Tall, double-hung windows

Walls

- Sand finish

Color

- White
- Earth tones
- Brown or beige window frames
- Dark brown accents
- Vibrant accent colors at shutters

Accent Materials

- Cut "stone" accents
- Ceramic tiles

Planning Area 2: Plan 1 Spanish

Planning Area 2: Plan 2 Spanish

Planning Area 2: Plan 3 Spanish

Planning Area 4: Plan 1 Spanish

Planning Area 4: Plan 2 Spanish

Planning Area 4: Plan 3 Spanish

Figure 34: Single Family Spanish Architectural Style
Source: Bassenian|Lagoni (09/27/2016).

5.5.2.6 Tuscan

The design must incorporate sufficient elements to make the style authentic with enhanced architecture in visible locations and corner lots (Figure 35). A menu of design elements for Tuscan style architecture is included below.

Design Features

- Vertical forms mixed with horizontal forms
- Stone
- Simple balconies with wrought iron railing or solid half walls
- Shaped timber tails at eaves

Roofs

- Shallow pitched roofs
- Simple gabled and hipped roofs
- Terra cotta barrel tiles (barrel and “S”)

Windows

- Deep set on front elevation
- Asymmetrical fenestration patterns
- Narrow and tall with muntins (grids)
- Occasional use of arched windows
- Shutters at window openings

Walls

- Plaster and stucco
- Wood and brick accents
- Stone and brick accents
- Exposed wood beams stained or painted in natural colors

Color

- Earth tones
- Natural wood color
- Dark brown accents

Accent Materials

- Brick
- Wrought Iron

Planning Area 2: Plan 1 Tuscan

Planning Area 2: Plan 2 Tuscan

Planning Area 2: Plan 3 Tuscan

Planning Area 4: Plan 1 Tuscan

Planning Area 4: Plan 2 Tuscan

Planning Area 4: Plan 3 Tuscan

Figure 35: Single Family Tuscan Architectural Style
Source: Bassenian|Lagoni (09/27/2016).

5.6 Special Architectural Conditions

Where homes abut or are visible from the main road in the Specific Plan Area, they should have enhanced elevation(s) on the side(s) or rear facing the roads.

If the side or rear yards have block walls, then enhancements only need to be on the second floors, as the first floors would have limited visibility. Figure 36 outlines specific lots suggested for enhanced conditions. However, please note that these locations are not exhaustive and final approval is based upon the final Design Review approved by the Planning Commission and City Council.

Enhancement elements may include:

- Window enhancement using shutters and pot shelves
- Balcony with decorative iron rail
- Window trim
- Color and material enhancement where architectural style permits

5.7 Landscape Plan

The landscape palette utilized within the Specific Plan Area comprises plants that are primarily native, waterwise, and complement the existing natural and ornamental vegetation. A detailed plant palette of the species permitted and the detailed Landscape Plan sheets for the Specific Plan Area can be found in Appendix B.

5.7.1 Multi-Family 1

The following shall apply to PA 1 and PA 5, if PA 5 is developed as Multi-Family Residential.

5.7.1.1 Multi-Family Paseo

1. Bollard lighting shall line the paths through the Paseos.
2. Smaller trees shall line the pathway to provide shade.
3. The first story patios shall include a low wall matching the adjacent architecture.

5.7.1.2 Multi-Family Motor Courts

In the multi-family neighborhood, motor courts shall be planted with various trees, to create a cohesive landscape conducive to walkability. Flowering tree species may be used at the corners to distinguish individual motor courts within the neighborhood. Trees located between homes or along the architecture may be used to provide shade and accentuate architecture. Large shade tree species are encouraged at the ends of the motor court combined with seating areas or paseos to provide shade and an accent. The plant palette for the multi-family neighborhood should be compatible with the water conscious characteristics of the overall community emphasizing an urban aesthetic. The species of each tree should be specified on the final landscape plans.

Figure 36: Special Architectural Conditions

Source: Bassenian|Lagoni (08/08/2017).

5.7.2 Low Density Residential

All front yard landscaping in PA 2, 3, and 4, shall be installed by the developer and maintained by the homeowner. The community CC&R's place detailed guidelines on the homeowners pertaining to maintenance and changes to front yard landscape. Each lot shall have a designated street tree, which should be installed by the developer, and maintained by the individual homeowner in accordance with guidelines specified in the CC&Rs. The species of each street tree is specified on the final landscape plans and the CC&Rs have specific guidelines on how to maintain and irrigate the street trees.

Front yard landscaping design should substantially minimize or eliminate the use of turf. Instead, the landscape design of front yards should include a variety of shrub and patio tree species to create a layering effect with different sizes, textures, and colors of plant material. The specification of plant material should complement the final architecture of each home and the community water conscious landscape. Specifically, a minimum of 50% of the front yard area, excluding the driveway, should be landscaped with vegetation and language should be incorporated into the CC&R's restricting homeowners from completely hardscaping the front yard.

5.7.3 Entries and Monuments

Entry and monument designs should complement the architectural themes of the particular Planning Area where the entry and monument is located. Gated entries are located at Beach Boulevard to PA 1 and 2, La Habra Hills Drive to PA 2 and 3, and Idaho Street to PA 4 (Figure 37). Each gated entry will be equipped with a Fire Department knox box and police frequency opener. For each Residential Planning Area, the vehicular gates should complement the respective Planning Area character. Where available space allows, walls to define spaces for accent trees and shrubs should be used. Walls may vary in height.

5.7.3.1 Primary Entry Corridor (Beach Boulevard)

The primary entry shall be defined by walls, pilasters, signage, and special paving. Curved, space-defining forms using natural stone, and stone-enhanced integral colored concrete paving may be incorporated. Large accent trees shall be located along the walls and within defined spaces, where space permits.

The Primary Entry Corridor (off Beach Boulevard) shall have lighting consistent with the exiting lighting found along Beach Boulevard. To further enhance the Beach Boulevard frontage, a meandering sidewalk will be extended from the Westridge Plaza along the Specific Plan frontage on the east side of Beach Boulevard, which would connect with the proposed parkway and meandering sidewalk within the Specific Plan entry. The Specific Plan's entrance shall be designed broad in section with parkways and meandering 5-foot sidewalks on both sides and flanked by slopes. The landscape should feature primarily species of oaks and sycamores arranged informally in groves along the road, median, parkways along both sides of the meandering sidewalk, and along the slopes and open space edges. Oaks should be located at higher elevations and sycamores in lower locations in a horticulturally sound arrangement,

thereby establishing a single coherent landscape character and quality. Shrubs and ground covers in combination with grasses should be located with the shrubs more prevalent near entries and intersections and grasses and ground covers more prevalent along open space slopes. Grasses should provide transition to the more natural open space areas.

The vehicular gates should consist of a design complementary of the neighborhood character. Along the sidewalks, a separate pedestrian entry gate with a related design theme, shall be provided.

5.7.3.2 La Habra Hills Drive

La Habra Hills Drive shall be designed as a public street (non-gated) extending south to the cul-de-sac at the Community Center parking lot. A public road continues south, connecting with Trevino to provide access to the Westridge Residential neighborhood. Limited space may only allow a modest entry statement, which may include a theme pilaster, small attached sign, and accent paving. These elements should consist of the same colors and materials as at the primary entry and the private entry as expressed in a more modest manner.

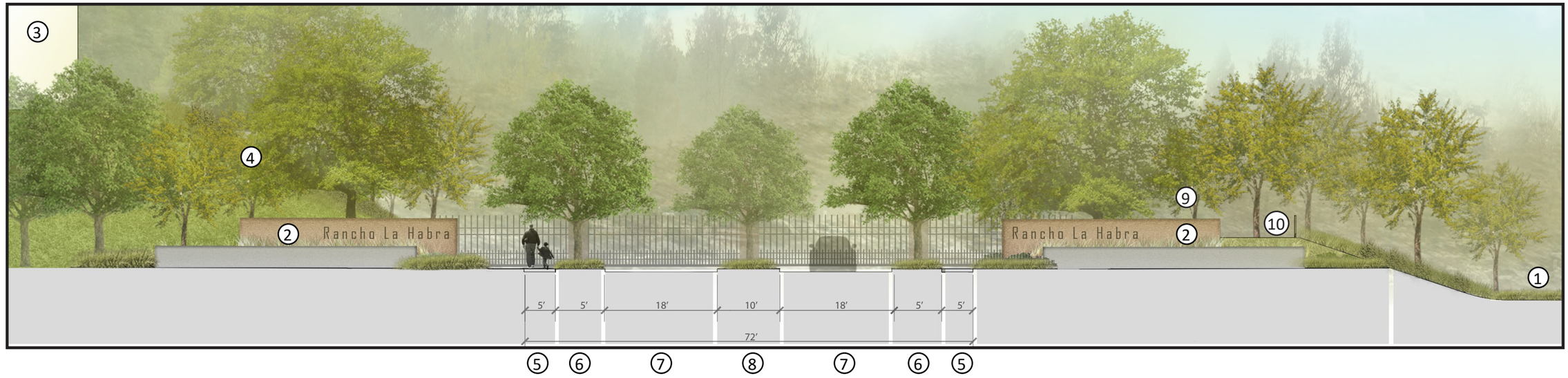
Access into Planning Area 2 and 3 from La Habra Hills Drive includes gated entries. The gated entries to these private neighborhoods should rely on the same family of materials, such as walls, pilasters, enhanced paving as the primary entry, with similar shapes, materials, and colors. The vehicular gates shall include welded steel designed to complement the neighborhood character. Along the sidewalks into these Planning Areas, a separate pedestrian entry gate with a related design theme, shall be provided. No guard shack is necessary and residences will rely on a transponder or other keyed entry system to provide access.

5.7.3.3 Idaho Street

The gated entry to Planning Area 4 off Idaho Street shall rely on the same family of materials, such as walls, pilasters, enhanced paving as the primary entry, with similar shapes, materials, and colors. The vehicular gates shall include a welded steel designed to complement the neighborhood character. Along the sidewalks, a separate pedestrian entry gate with a related design theme on each side of the street where sidewalks are located, shall be provided. No guard shack is necessary at this entry. Gates should be designed to operate automatically based on transponders or other keyed entry system. Knox boxes shall provide access to the Fire Departments and police frequency openers shall provide access to the Police Department.

This entry shall provide direct access to the interior neighborhood streets. Landscape should consist of large canopy shade trees along the street and background screen trees against the side-yard walls where space permits. Shrubs and ground covers shall provide the understory planting with textures located at intersections with slope terraces and at corners. Naturalistic but not necessarily native species may be used.

Beach Boulevard Entry



Idaho Street Entry

Legend

1. Adjacent Water Quality Habitat
2. Beach Blvd. Entry Monumentation Signage
3. Multi-Family Residential Lot
4. Common Area Slope Landscape
5. 5’ Walk
6. 5’ Parkway
7. 18’ Drive
8. 10’ Median
9. Buffer Landscape
10. Access Road / Trail Connection
11. Idaho St. Entry Monumentation Signage
12. 55’ x 90’ Residential Lot
13. 5’ Walk
14. 5’ Parkway
15. 31’ Drive
16. 10’ Median

Figure 37: Entries and Monuments
Source: BrightView Design Group (09/20/2016).

5.8 Wall and Fence Plan

The Specific Plan Area shall have a primary fence and wall design theme that is consistent with the community character throughout each of the Planning Areas. Wall and fence combinations, as well as view fencing is encouraged. Perimeter walls are to be tubular steel with a painted metal finish. Side yard and backyard community wall materials are to be made of block or vinyl with a neutral color tone. Language will be provided within the CC&R's that will require homeowners a specific set of mandated materials for fencing and gates, as well as have a time restriction on the length of time the side fencing and gates shall be constructed. Figure 38 graphically depicts the locations of the walls and fences within the Specific Plan Area.

5.9 Furnishing Plan

Site furnishings within the common areas of the Specific Plan Area shall be unified in form, color, and manufacturer. Benches, bike racks, metal bollards, tree grates, etc. should be of a single design theme that complements one another, as well as be consistent with the community character. Site furnishings should coordinate and complement the design of the street lights in color and/or materials as appropriate.

***Note:** Planning Area 5 may be developed as Commercial or Multi-Family; Site Plan shows PA 1 and PA 5 jointly as Multi-family residential.*

N.T.S.

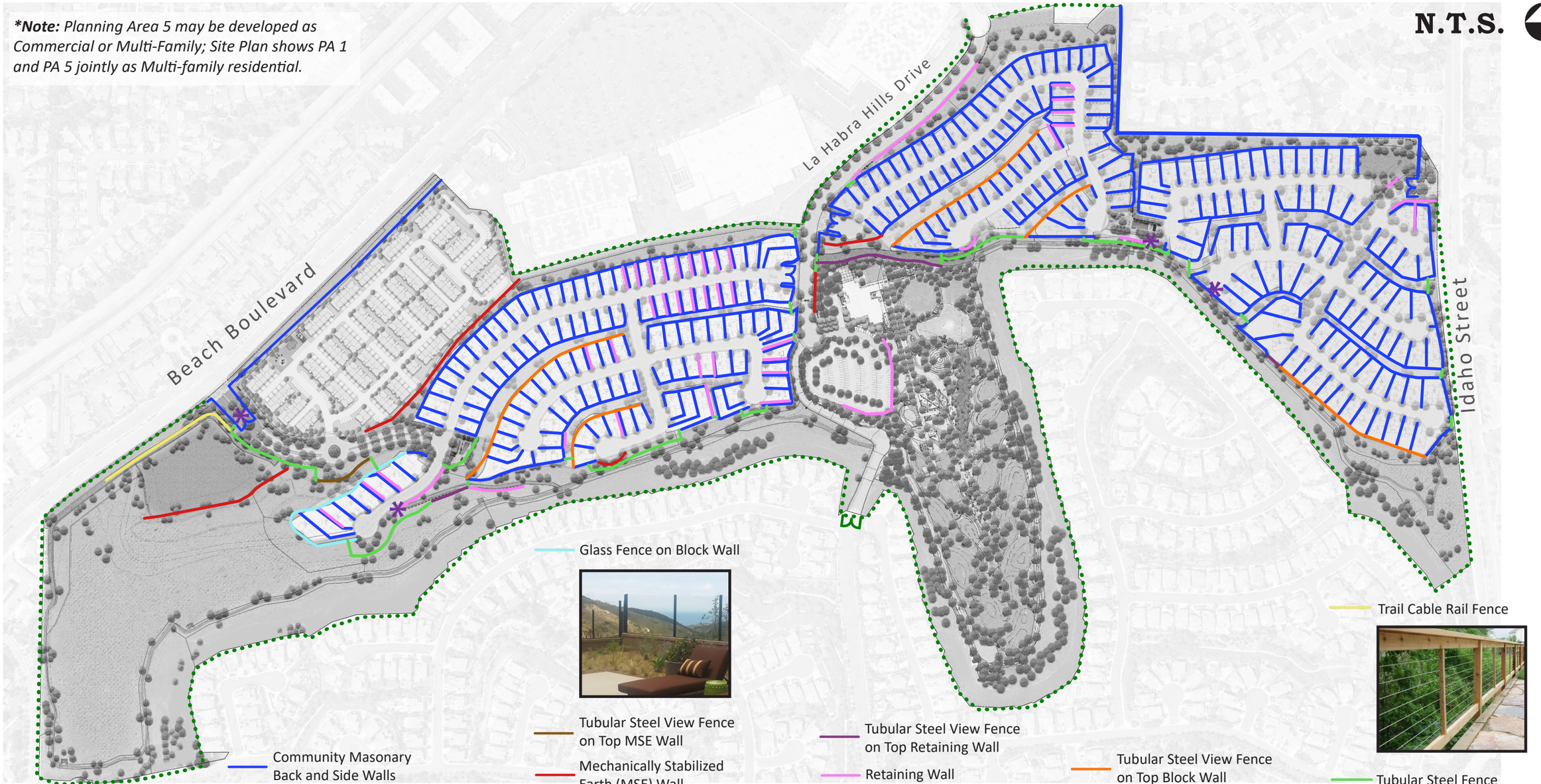


Figure 38: Wall and Fence Plan

Source: BrightView Design Group (11/10/2017); SMP (09/17/2019).

Section 6 Infrastructure Plan

This section of the Specific Plan provides an overview and framework for the future infrastructure and improvements required to serve the various land uses permitted under the implementation of the Specific Plan.

6.1 Water System Management

All water service to the Specific Plan Area is potable. The source of water for the City include three sources: (1) imported groundwater from Cal Domestic Water Company (CDWC), (2) imported water from the Metropolitan Water District of Southern California (Metropolitan), and (3) local groundwater from the La Habra Basin.

The Specific Plan Area water system should consist of four connections to the City of La Habra water mains that exist surrounding the Specific Plan Area to serve the new land uses. The proposed connections, shown on Figure 39, include two connections into the existing 8-diameter water main in Beach Boulevard, one connection into the existing 8-inch diameter water main within La Habra Hills Drive, and the final connection to the existing 12-inch water main in Idaho Street. The water system and connections shall be designed to City standards.

6.1.1 Pressure and Fire Flow

A maximum water system pressure of 80 pounds per square inch (psi) shall be provided to each residential unit within the Specific Plan Area. Pressure reducing devices may be required for individual dwelling units or multi-family buildings to ensure the water system is maintained and not exceeded.

Fire flow requirements for public and private hydrants shall be provided in accordance with the requirements of the Los Angeles County Fire Department under contract with the City for fire services.

6.1.2 Water Conservation

To achieve water savings within the Specific Plan Area, the following types of water conservation strategies, or equivalent, shall be implemented.

1. Water efficient landscaping utilizing various species within the Plant Palette (Appendix A)
   a. Plant material selected for drought tolerance
   b. Common areas not conducive to active play given location, size, and/or gradient shall be planted with groundcover, shade trees, and/or shrubs, without the use of turf
   c. Once established, restricted watering days for common areas
2. High-efficiency irrigation systems
   a. Drip and micro-spray emitters

3. Smart Irrigation Controllers
    a. Irrigation control tied to weather
4. Low flow faucets, toilets, and showerheads
    a. Rely on most efficient water efficient fixtures made by major suppliers
5. On-demand hot water circulation pump
6. Tankless water heaters

6.2 Sewer System Improvements

The Property is located within the jurisdiction of the City of La Habra and the Orange County Sanitation District (OCSD). The City of La Habra maintains a network of sewer mains that connect to OCSD trunk lines that convey flows to the OCSD treatment facility. Wastewater generated from the Specific Plan Area and surrounding area is currently collected and conveyed through existing sewer lines tied into the OCSD trunk system located in Imperial Highway and Beach Boulevard. The wastewater is transported southwestward out of the City to the OCSD Reclamation Plant 2 located in the City of Huntington Beach. The Specific Plan Area would connect to the existing OCSD/City sewer system at three locations: Beach Boulevard, Imperial Highway, and Idaho Street. In addition, the existing Westridge residential neighborhood would tie into the newly proposed system at two points to maintain service and improve the overall efficiency of the sewer system within the surrounding area, while serving the new land uses. The Specific Plan Area sewer system connections can be found on Figure 40.

1. In compliance with the OCSD's regulations, the Applicant will be required to provide all required on-site sewer infrastructure and pay a sewer system connection fee that will be used for the operation of wastewater collection, treatment, and facilities maintenance and construction.
2. Development plans shall be submitted to the City to determine the required sewer system improvements. On-site sewer lines and connections shall be provided in accordance with City requirements and accepted engineering standards.

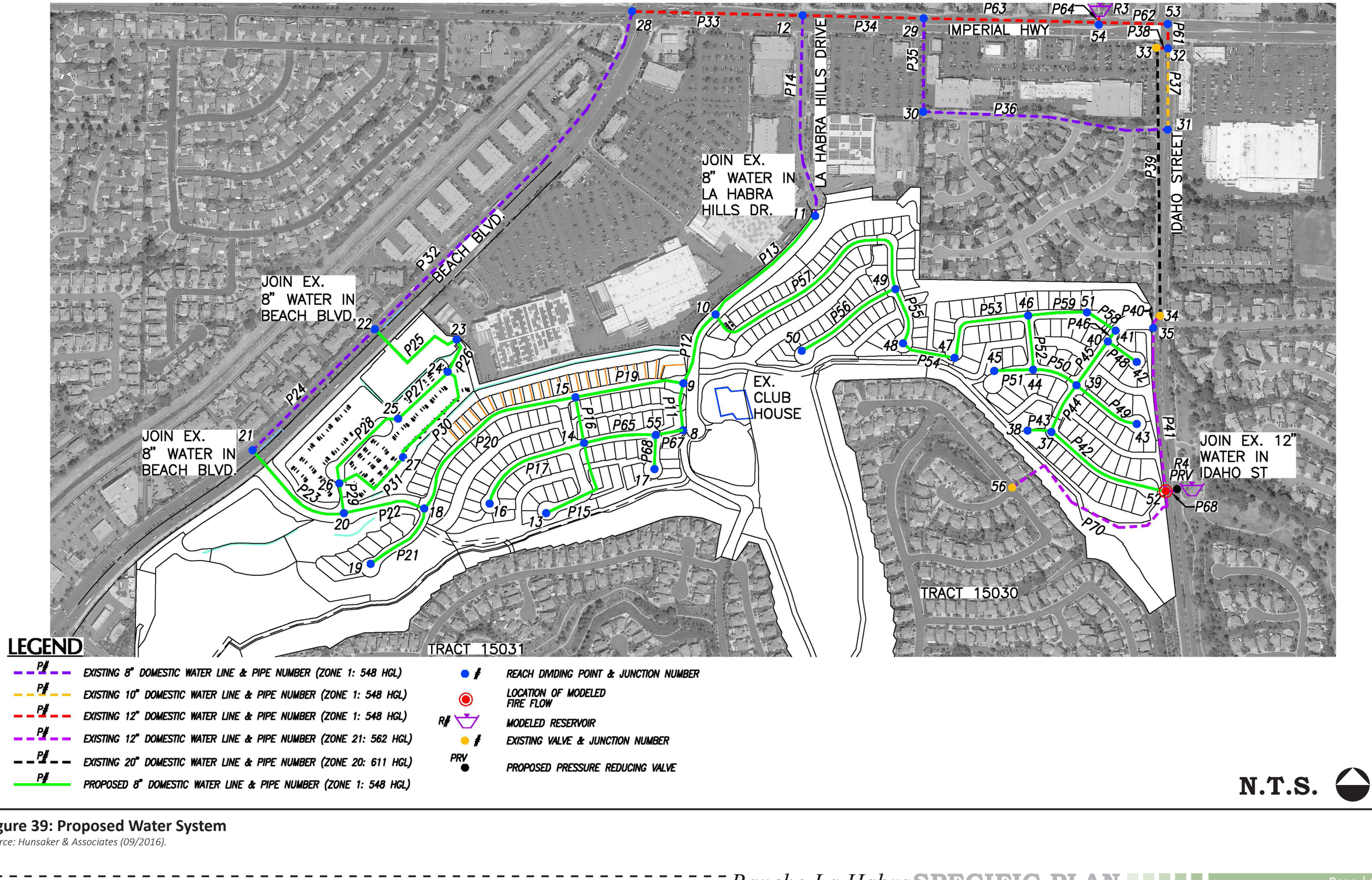


Figure 39: Proposed Water System

Source: Hunsaker & Associates (09/2016).

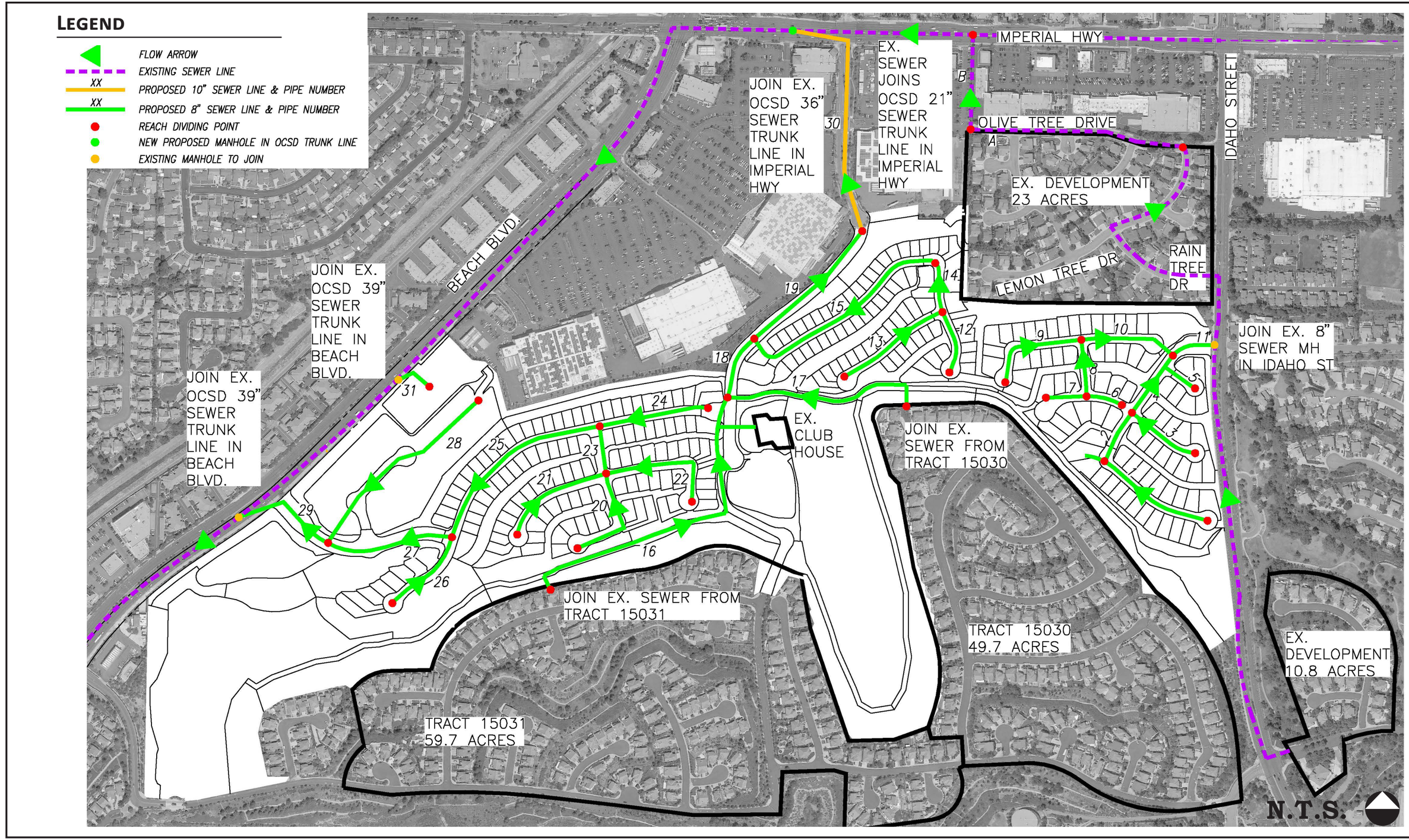


Figure 40: Proposed Sewer System

Source: Hunsaker & Associates (09/2016).