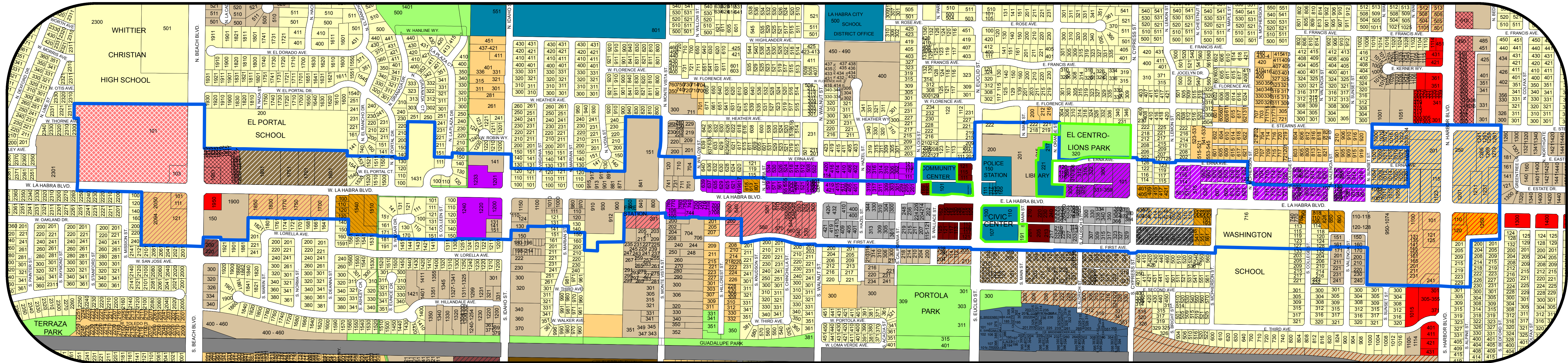










SP-1 Zone La Habra Boulevard Specific Plan



Amended on August 1, 2016 - SPA 16-01

RESIDENTIAL

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

 Parks, Flood Channels

 Public Facility










COMMERCIAL

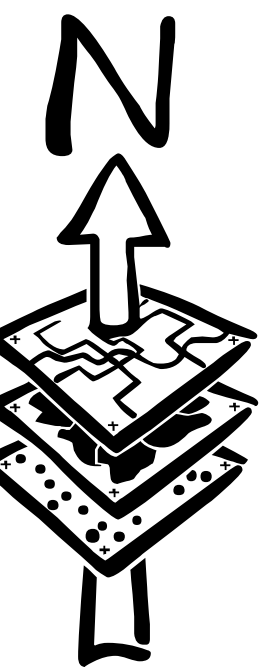
-  Neighborhood Commercial (0.3 FAR)
-  Community Shopping Center 1 (0.5 FAR)
-  Community Shopping Center 2 (0.8 FAR)
-  Commercial Highway (0.3 FAR)
-  Commercial Professional/Office Priority (1.5 FAR)
-  Professional Office (0.7 FAR)

 Park Boundary

 Specific Plan Boundary

MIXED-USE

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



*Aggregated Parcels: Commercial (0.8 FAR; MU 1.5 FAR)
Non-Aggregated Parcels along La Habra Boulevard frontage: Commercial (0.8 FAR);
First Avenue frontage: Commercial (0.8 FAR; MF 37-50 units/acre)

**Aggregated Parcels: Commercial (0.8 FAR; MU 1.5 FAR)
Non-Aggregated Parcels along La Habra Boulevard frontage: Commercial (0.8 FAR);
First Avenue frontage: Commercial (0.8 FAR; MF 3 31-36 units/acre)