



2301 W. Whittier Blvd

July 2026

W Whittier Blvd

±1.75-Acre Residential Development Opportunity
Exclusive Offering Brochure

La Habra, CA



Close Up Aerial

2301 W. Whittier Blvd. | 2

W. Whittier Blvd.

2301 West Whittier Boulevard is a ± 1.75 -acre infill redevelopment site on La Habra's primary commercial corridor, presently improved with vacant commercial center. The property carries a Corridor Mixed-Use 1 General Plan designation and C-2 (Commercial) base zoning, sits within the City's MX Mixed-Use Overlay, and is an adopted site on the State-certified 2021–2029 Housing Element, where it is credited for multifamily residential development at 15–24 dwelling units per acre.

The combination of a housing-element designation, a mixed-use overlay, a commercial-corridor location, and California's by-right housing statutes positions the site for a streamlined residential entitlement at roughly 32 to 42 homes.

The property represents a rare infill opportunity to tap pent up demand for attainable housing in a highly desirable infill location that is served by highly rated schools and is proximate to major employment hubs and retail amenities.

PROPERTY HIGHLIGHTS

- **± 1.75 acres** (APNs 017-044-23, -26 & -27) fronting Whittier Boulevard, La Habra's principal east–west commercial corridor.
- **Adopted Housing Element site.** Credited on La Habra's HCD-certified 2021–2029 Housing Element for multifamily residential at 15–24 du/ac (≈ 32 –42 units).
- **By-right entitlement potential.** MX Mixed-Use Overlay on a qualifying corridor, potential ministerial CEQA-exempt approval.
- **Prime infill location.** Established surrounding development with retail, dining and services at the doorstep, and quick access to the SR-57 and SR-91 freeways serving Orange and Los Angeles Counties.
- **Clean redevelopment story.** Underutilized, largely vacant commercial improvements ready for repositioning to a higher and better use.

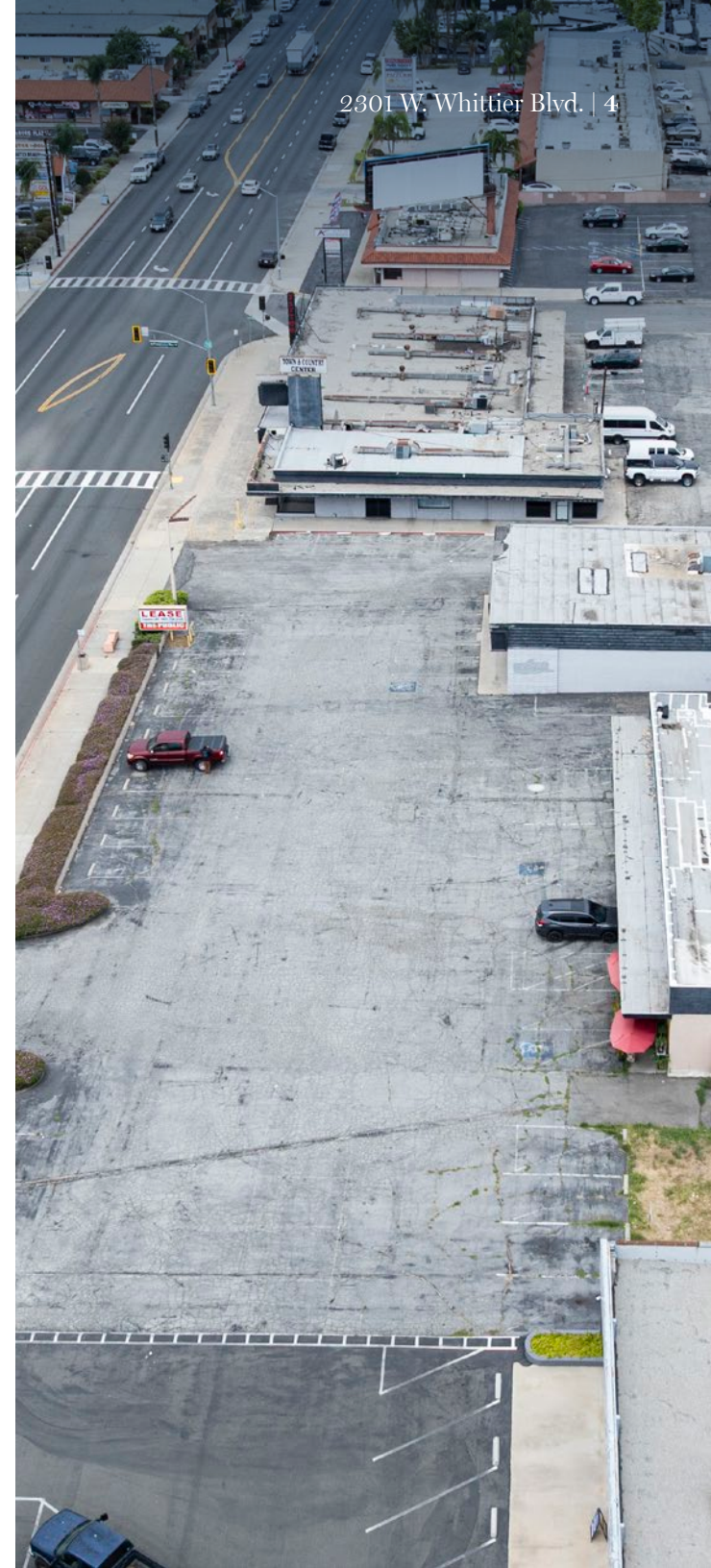


Property Detail

Address	2301, 2321 & 2331 W. Whittier Blvd, La Habra, CA 90631
Assessor Parcel Nos.	017-044-23, 017-044-26, 017-044-27
Land Area	±1.75 acres (≈76,200 SF)
General Plan	Corridor Mixed-Use 1 (La Habra General Plan 2035)
Base Zoning	C-2 (Commercial), within the MX Mixed-Use Overlay Zone
Current Use	Vacant Retail center
Anticipated Use	Multifamily / Townhomes
Jurisdiction	City of La Habra, Orange County

Zoning & Land Use Summary

General Plan Designation	Corridor Mixed-Use 1 (CMU 1) — La Habra General Plan 2035
Base Zoning	C-2 (Commercial) — LHMC Chapter 18.32
Overlay Zone	MX Mixed-Use Overlay — LHMC Chapter 18.54.
Max Residential Density	24 du/ac for an all-residential project (LHMC Table 18.54.050.C) — up to ±42 units on ±1.75 ac
Floor Area Ratio (FAR)	0.5 for an all-residential or all-commercial project; 1.5 for a mixed-use project (combined uses). Residential density cap does not apply to mixed-use
Inclusionary Requirement	15% affordable (very-low, low or moderate) for projects of 10+ units, or in-lieu fee of \$6.50 per SF.



Path to Entitlement

City Mixed-Use Overlay framework. The parcel sits within La Habra's MX Mixed-Use Overlay (LHMC Ch. 18.54), which expressly allows an all-residential project (up to 24 du/ac) or a mixed-use project (1.5 FAR, with no residential density cap), processed through design review against the City's Objective Design Standards.

Housing-Element support. The property is an adopted site on La Habra's 2021–2029 (6th cycle) Housing Element, adopted September 19, 2022 and certified by the California Department of Housing and Community Development (HCD) on April 21, 2023.

Streamlined Housing Entitlement. The City has also adopted Chapter 18.84 establishing a ministerial review process for qualifying housing developments pursuant to Government Code §65913.4 (SB 35). Projects meeting the applicable statutory eligibility requirements may be processed ministerially rather than through discretionary entitlement procedures.

Development Standards (La Habra Municipal Code)

Key standards for a multi-unit or mixed-use project are drawn from the MX Mixed-Use Overlay (Ch. 18.54), together with the City's Objective Design Standards (Ch. 18.09); and filled in with C-2 base zoning (Ch. 18.32) for standards not addressed. The Planning Director may also approve deviations up to 10% of any standard (Ch. 18.08).

La Habra Multi-Unit Objective Development Standards

Mixed Use Overlay Special Development Standards

Base Zoning C-2 Development Standards

Great School Ratings:

7/10

Macy Elementary School

±0.3

Distance (miles)

8/10

Rancho-Starbuck Intermediate

±1.4

Distance (miles)

8/10

La Habra High School

±0.9

Distance (miles)





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