



APPLICATION FOR DESIGN REVIEW

City of La Habra Planning Department
110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
Phone: (562) 383-4100 Fax: (562) 383-4476

Office Use Only

21-05

APPLICANT

Property Owner (s) mailing address

Name DE INVESTMENT LLC
Address 5350 Avenida De Michelle
Yorba Linda, CA 92887
Phone: Home (626) 999-7350
Work () _____
Fax () _____
E-mail HCHIH@YAHOO.COM

Person to be contacted other than the property owner

Name JERRALD HUANG
Address 5350 Avenida De Michelle
Yorba Linda, CA 92887
Phone (626) 999-7350
Fax: () _____
E-mail HCHIH@YAHOO.COM
Affiliation _____

INFORMATION

Location of Property 331 S. Cypress St., La Habra, CA 90631

Legal Description of Property Tract No. _____ Lot No. _____ or Attached ()

Assessors Parcel Number 022-181-21, 022-181-22, 022-181-23, 022-181-24

Present Use _____ Present Zoning R-6

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

PROPERTY OWNERS AFFIDAVIT

I, (We) CHIH CHUN HUANG, being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief and that I (we) have the intention to proceed with the application and understand that the application shall become null and void within six (6) months from the date this application is deemed incomplete as required by L.H.M.C. Section 18.08.130. In addition, I (we) have the intention to proceed with the actual construction work in accordance with these plans within one (1) year from the date of granting of this request and understand that this request if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within one (1) year from the granting of this request.

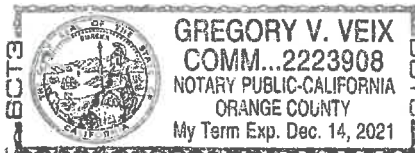
SIGNED _____

SIGNED _____

Subscribed and sworn to before me on this 31ST day of AUGUST 20 21

by CHIH CHUN HUANG proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Gregory V. Veix
Signature



*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

FOR OFFICE USE ONLY

Application and Fee Received By C. SCHAEFER Date 5-17-21

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as many be established at a public hearing. Granting of the request is dependent upon proof that all five conditions have been met.

1. The proposed plan is consistent with the City's general plan.
2. The proposed plan is consistent with the City's zoning ordinance.
3. The proposed plan is in the best interests of the public health, safety and welfare of the community.
4. The nature of the proposed land uses and the design is appropriate for the proposed location and is compatible to the surrounding land uses and improvements.
5. The project complies with all requirements of the California Environmental Quality Act.

NOTICE

This application shall be accompanied by 18 printed sets and 1 digital set of design plans which include a fully dimensioned plot plan and description of the property involved showing the location of all existing and proposed buildings along with floor and elevation plans of all the proposed building and structures. The plans shall be drawn to a standard architectural or engineering scale [i.e. (1/4" = 1') (1/8" = 1') (1" = 20')] and shall indicate clearly with full dimensions the following information.

1. Location and design of all off street parking and circulation areas.
2. Location of the points of ingress and egress for pedestrians and vehicles.
3. Location and nature of reflective devices (lighting).
4. Location of landscape areas.
5. Location and design of all trash storage areas and related screen walls.
6. Location of all public utilities installations including poles, transformers, vaults and meters.
7. Location of all external mechanical equipment.
8. Location, height and material of all walls and fences.
9. Calculations showing the percentage of land coverage, the parking requirements and the landscape area provided.
10. Relationship of property to public streets and alleys and any required street dedications and improvements.
11. Surface drainage patterns and structures.
12. Exterior finish materials and colors.
13. Roofing materials and pitches.
14. Material Board.
15. Color elevations. 1 printed set and 1 digital set of all building elevations fully rendered in color.
16. Color photographs. 1 printed set and 1 digital set of the subject property showing the existing conditions along with any photo simulations (if applicable) of the proposed improvements.
17. Sign Plan. 1 printed set and 1 digital set of plans showing the design colors and location of all signs.
18. Landscape plan. 1 printed set and 1 digital set of a conceptual landscape plan which shows all the proposed landscape areas and materials.
19. A complete description and operational characteristics of the proposed project.
20. An environmental assessment of the proposed project in such form as approved by the director of community development along with any other environmental analysis that may be required under the provisions of the California Environmental Quality Act (CEQA).
21. A verified list of the names and address of each property owner within 300 feet of the exterior boundaries of the property involved, utilizing at a minimum the last known name and address of such owners as shown upon the last assessment roll of the city or county.

The approval of your set of plans specification SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes, ordinances or state laws.



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APPLICATION FOR DIVISION OF LAND
 City of La Habra Planning Department
 110 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
 Phone: (562) 905-9724 Fax: (562) 905-9643

Office Use Only
19155
 PCM _____

APPLICANT

Property Owner (s) mailing address
 Name DE INVESTMENT LLC
 Address 535D Avenida De Michelle
Yorba Linda, CA, 92887
 Phone: Home (626) 999-7350
 Work () _____
 Fax () _____
 E-mail HCHIH@YAHOO.COM

Person to be contacted for details other than the property owner
 Name JERRALD HUANG
 Address 535D Avenida De Michelle
Yorba Linda, CA 92887
 Phone (626) 999-7350
 Fax () _____
 E-mail HCHIH@YAHOO.COM
 Affiliation _____

INFORMATION

CHECK ONE: [] Tentative Parcel Map Tentative Tract Map

Location of Property 331 S. Cypress St., La Habra, CA 90631
 Legal Description of Property Tract No. _____ Lot No. _____ or Attached ()
 Assessors Parcel Number 022-181-21, 022-181-22, 022-181-23, 022-181-24
 Present Use _____ Present Zoning R-6
 Number of existing parcels 4 Number of proposed parcels 1

Total acreage 0.958
 Engineer or Licensed Surveyor who has prepared the exhibits:
 Name JACK LEE
 Address 574 E. LAMBERT RD, BREA, CA 92821
 Phone 714-671-1050 License # 40870

PROPERTY OWNERS AFFIDAVIT

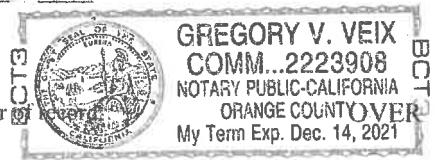
STATE OF CALIFORNIA)
 COUNTY OF ORANGE) ss.
 CITY OF LA HABRA)

I, (We) CHIH CHIH HUANG being duly sworn, depose and say that I am (we are) the owner (s)* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge.

SIGNED _____
 SIGNED _____

Subscribed and sworn to before me this 31ST day of AUGUST 2021
[Signature]
 Notary Public in and for said County and State

*Power of attorney must accompany affidavit if signed by other than the actual owner of



NOTICE

The City Code requires that the applicant consult with the Engineering Department on the following items prior to filing the application with the Planning Commission: dedication, drainage, street improvements, sewers, etc.

Please submit this application with 15 copies of your plans.

SHOW ALL ITEMS REQUIRED BY THE CITY ENGINEER

APPLICATION PROCEDURE

1. Contact the County Surveyor to receive a tentative map number.
2. Submit the completed application form and eighteen (18) sets of maps to the Planning Department.
3. Tentative Tract Map or Parcel Map presented to Planning Commission.
 - a. Planning Commission approves or disapproves map.
 - b. City Council acts on any appeal of a map.
4. If Tentative Map approved with conditions:
 - a. Comply with all conditions and prepare final map.
5. Submit final map to City Engineer and County Surveyor for review.
6. Once approvals from City Engineer and County Surveyor have been received, applicant submits original mylar and 8 copies of final map to City Engineer for approval by City Council.
7. City Council approves or disapproves and accepts dedication(s) (if applicable).
8. City Engineer signs original map and releases to title company which submits map to County Surveyor.
9. Final map shall be approved by the City and recorded with the County within two years of the date of approval of the tentative map or it shall expire.

FOR OFFICE USE ONLY

Application and Fee received by: C. SCHAEFER

Date: 5-17-21

Amount: \$ _____

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of La Habra, County of Orange, State of California, and is described as follows:

Parcel 1

Those portions of Lots 1 and 2, Block 1 of Resubdivision of the Redfern Addition to La Habra, as shown on a Map recorded in Book 8, Page 99 of Miscellaneous Maps, in the Office of the County Recorder, and that portion of Lot 7 of the Keeler Addition to La Habra, as shown on a Map recorded in Book 8, Page 95 of Miscellaneous Maps in the Office of the County Recorder of said County, lying Northeasterly of the following described line:

Beginning at a point on the Westerly line of Lot 2, Block 1 of Resubdivision of the Redfern Addition to La Habra, as per Map recorded in Book 8, Page 99 of Miscellaneous Maps, in the Office of the County Recorder of said County, distant Southerly along said Westerly line 46.30 feet from the Northwest corner of said Lot 2; thence Southeasterly in a direct line 417.93 feet, more or less, to a point on the Westerly line of Cypress Street, 40 feet wide, as shown on said Map of Keeler Addition to La Habra, distant along said Westerly line 61.69 feet from the Northerly line of said Lot 7.

Except Therefrom all oil, gas, minerals and hydrocarbons, below a depth of 500 feet, without the right of surface entry, as reserved in instruments of record.

Parcel 2:

Lot 12, Block 1 of Resubdivision of the Redfern Addition to La Habra, as shown on a Map recorded in Book 8, Page 99 of Miscellaneous Maps, recorded in the Office of the County Recorder of said County.

APN: 022-181-24

APN: 022-181-23

APN: 022-181-21

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of La Habra, County of Orange, State of CA, and is described as follows:

Lot 11 in Block 1 of "Resubdivision of the Redfern Addition to La Habra", in the City of La Habra, County of Orange, State of California, as shown on a Map recorded in Book 8, Page 99 of Miscellaneous Maps, Records of Orange County, California.

APN: 022-181-22