



# APPLICATION FOR CONDITIONAL USE PERMIT

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  
www.lahabracity.com

Office Use Only  
CUP 22-12

APPLICANT

### Property Owner(s) (use mailing address)

Name La Habra Associates, LLC  
Address 60 S. Market Street Suite 1120  
San Jose, CA 95113  
Phone: Home ( ) \_\_\_\_\_  
Work ( 408 ) 271-0366  
Fax ( ) \_\_\_\_\_  
E-mail \_\_\_\_\_

### Representative (acting on behalf of the property owner(s))

Name Sara Price  
Address 7777 Edinger Ave Suite 115  
Huntington Beach, CA 92647  
Phone ( ) \_\_\_\_\_  
Work: ( 714 ) 430-8022  
Fax: ( ) \_\_\_\_\_  
E-mail sprice@djmcapital.com

CONTACT

Send all **short-term** correspondence to: Property Owner ( ) Representative (  )

Send all **long-term** correspondence to: Property Owner ( ) Representative (  )

INFORMATION

Location of Property 1331 W. Imperial Hwy, Suite 21-52 La Habra, CA 90631  
Legal Description of Property \_\_\_\_\_ Tract No. \_\_\_\_\_ Lot No. \_\_\_\_\_ or Attached (  )  
Assessors Parcel Number 018-391-38  
Present Use Vacant/Former Panera Bread Present Zoning C2SH

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code: Current code requires all restaurant uses to have a CUP.

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LA HABRA

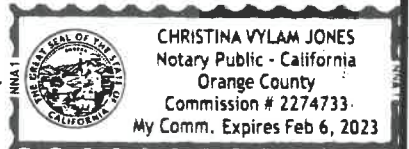
I, (We) Sara Price, being duly sworn, depose and say that I am (we are) the owner (s)\* of the property involved in this petition and that the statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my (our) knowledge and belief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

SIGNED Sara Price  
SIGNED \_\_\_\_\_

Subscribed and sworn to before me on this 16th day of March 2022

by Christina Jones proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Chris Jones  
Signature



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

REQUIRED FINDINGS

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

- A. That the granting of such Conditional Use Permit will not be detrimental to the public welfare and will not unreasonably interfere with the use, possession and enjoyment of surrounding and adjacent properties and will not impair the character of the zone in which it is to be located.
- B. The subject site is physically suitable for the type of land use being proposed.
- C. The use is conditionally permitted within the subject zone and complies with the intent of all applicable provisions of this title.
- D. The granting of this Conditional Use Permit is consistent with the Comprehensive General Plan.

OPERATIONAL CHARACTERISTICS

Please list all relevant characteristics of your proposal/business including, but not limited to the following:

days and hours of operation, number of employees and a complete description of services provided.

Hours of operations 11am-11pm Sun - Thur; 11 am - 12 am Fri & Sat

Number of employees will be approximately 80; with 12 employees on-site per shift.

Services provide is fast casual dining for the love of fry chicken sliders, fry tenders, french fries, and milkshake, multiple spice levels from no spice to reaper.

Tenant's plans outline the continued use of the patio area as a dining option for their patrons.

NOTICE

Approval of your plans and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and/or City Council. This application shall become null and void within six months from the date of the project being deemed initially incomplete. An extension of six months may be approved by the Director of Community and Economic Development upon the submittal of a Continuance request fee, as per the fee schedule to cover the costs of extending the application.

The approval of your plot plans and specifications SHALL NOT be held to permit or approve any omission or deviation from, or any violation of the provisions of any city codes or ordinances or state laws except for the above specifically requested conditional use under a section of the City of La Habra Zoning Code.

**FOR OFFICE USE ONLY:**

Application and Fee Received By \_\_\_\_\_ Date \_\_\_\_\_