



# 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

22-08

APPLICANT

Property Owner (s) mailing address

Name La Habra Associates, LLC  
Address 7777 Edinger Ave., Ste 133  
Huntington Beach, CA 92647  
Phone: Home ( ) \_\_\_\_\_  
Work (714) 430-8021  
Fax ( ) \_\_\_\_\_  
E-mail awesley@djmcapital.com

Person to be contacted other than the property owner

Name Amber Wesley, DJM Capital Partners, Inc.  
Address 7777 Edinger Ave., Ste 133  
Huntington Beach, CA 92647  
Phone (714) 430-8021  
Fax: ( ) \_\_\_\_\_  
E-mail awesley@djmcapital.com  
Affiliation \_\_\_\_\_

INFORMATION

Location of Property 1201 W. Imperial Highway, La Habra, CA

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

Assessors Parcel Number 018-391-37

Present Use Commercial Retail - Bank w-ATM

Present Zoning C-2SH Community Shopping Center

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LA HABRA

I, (We) Eric Sahn, President of La Habra Associates, LLC, 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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

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 Michael O'Neil Date 8/22/22

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 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.

## ACKNOWLEDGMENT

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 San Mateo

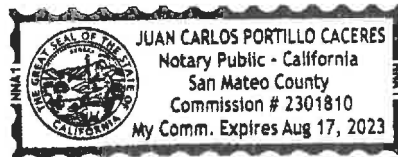
On July 21, 2022 before me, Juan Carlos Portillo Caceres, Notary Public  
(insert name and title of the officer)

personally appeared Eric Howard Sahn  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





# 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 22-26

APPLICANT

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

Name La Habra Associates, LLC  
Address 7777 Edinger Ave., Ste 133  
Huntington Beach, CA 92647  
Phone: Home ( ) \_\_\_\_\_  
Work ( 714 ) 430-8021  
Fax ( ) \_\_\_\_\_  
E-mail awesley@djmcapital.com

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

Name Amber Wesley, DJM Capital Partners, Inc.  
Address 7777 Edinger Ave., Ste 133  
Huntington Beach, CA 92647  
Phone ( ) \_\_\_\_\_  
Work: ( 714 ) 430-8021  
Fax: ( ) \_\_\_\_\_  
E-mail awesley@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 1201 W. Imperial Highway, La Habra, CA  
Legal Description of Property \_\_\_\_\_ Tract No. \_\_\_\_\_ Lot No. \_\_\_\_\_ or Attached ( )  
Assessors Parcel Number 018-391-37  
Present Use Commercial Retail - Bank w-ATM Present Zoning C-2SH

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:  
Demolish of existing Banc of California located near the northwest corner of Imperial Highway and Idaho Street for the construction of a new 3,630 square foot Krispy Kreme drive-through restaurant.

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LA HABRA

I, (We) Eric Sahn, President of La Habra Associates, LLC, 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 

SIGNED \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

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

Signature \_\_\_\_\_

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

Please Type or Print

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 many 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.

Demolish of existing Banc of California located near the northwest corner of Imperial Highway and Idaho Street for the construction of a new 3,630 square foot Krispy Kreme drive-through restaurant with indoor dining and outdoor dining patio. Store will operate 24/7. The facility will also be used for the production, storage, preparation, sale and consumption or distribution at wholesale and retail for both on and off premises, of doughnuts, including off-premises deliveries to other outlets such as grocery stores, convenience stores, motels, hotels and other businesses or institutions. There will be a handful of delivery vehicles parked on site for their distribution services.

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 Michael O'Neil Date 8/22/22

## ACKNOWLEDGMENT

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 San Mateo

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(insert name and title of the officer)

personally appeared Eric Howard Sahn  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

