



# 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

22-07

APPLICANT

Property Owner (s) mailing address  
Name Peter A Christopoulos & Avgoustinos and Nikki Meletis  
Address 15037. Lodosa Dr.  
Whittier Ca 90605.  
Phone: Home ( 562 ) 879-3634  
Work ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_  
E-mail Nikkimeletis@gmail.com

Person to be contacted other than the property owner  
Name Moises Villegas/Creative Heights Designs  
Address 41856 Ivy Street Ste. 111  
Murrieta, CA. 92562  
Phone ( 951 ) 764-1385  
Fax: ( ) \_\_\_\_\_  
E-mail mv@creativeheights.net  
Affiliation Designer

INFORMATION

Location of Property 150 Whittier Blvdc. La Habra, CA 90631  
Legal Description of Property \_\_\_\_\_ Tract No. 1212 Lot No. 1 or Attached ( ) \_\_\_\_\_  
Assessors Parcel Number 022-014-08  
Present Use Restaurant Present Zoning C-2

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LA HABRA

I, (We) Nikki Meletis 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.

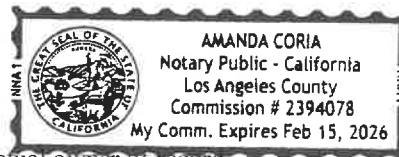
SIGNED [Signature]

SIGNED [Signature]

Subscribed and sworn to before me on this 24 day of June 20 22

by Nikki and Avgoustinos Meletis proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

[Signature]  
Signature



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

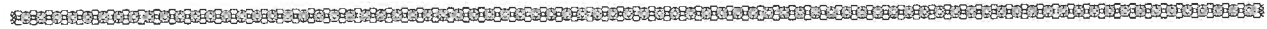
## FOR OFFICE USE ONLY

Application and Fee Received By [Signature]

Date 7/21/22

**CALIFORNIA JURAT**

**GOVERNMENT CODE § 8202**



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

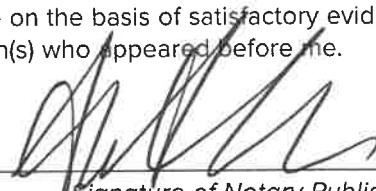
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on  
this 24 day of June, 2022 by  
*Date Month Year*

(1) Peter Christopoulos

(and (2) \_\_\_\_\_),  
*Name(s) of Signer(s)*

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

Signature   
*Signature of Notary Public*



*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_





# 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 22-23

APPLICANT

**Property Owner(s)** (use mailing address)  
Name Peter A Christopoulos & Avgoustinos and Nikki Meletis  
Address 15037 Lodosa Dr., Whittier CA. 90605  
Phone: Home (562) 879-3634  
Work ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_  
E-mail Nikkimeletis@gmail.com

**Representative** (acting on behalf of the property owner(s))  
Name Moises Villegas / Creative Heights Designs, Inc.  
Address 41856 Ivy St., Murrieta, CA. 92562  
Phone (951 ) 764-1385  
Work: ( ) \_\_\_\_\_  
Fax: ( ) \_\_\_\_\_  
E-mail mv@creativeheights.net

CONTACT

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

INFORMATION

Location of Property 150 Whittier Blvd., La Habra, CA. 90631  
Legal Description of Property \_\_\_\_\_ Tract No. 1212 Lot No. 1 or Attached ( )  
Assessors Parcel Number 022-014-08  
Present Use Restaurant Present Zoning C-2

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:  
~~Keep the existing monument sign located on the north side.~~ RESTAURANT

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LA HABRA

I, (We) Nikki Meletis, 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.

NOTARY ATTACHMENT 1  
TOTAL \_\_\_\_\_ PAGES

Signature

INITIAL Pg 7/21/2022

\*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.

Proposing to remodel the interior and exterior an existing, one story, 1,500 s f restaurant building  
and add 319 s.f. to the rear of the building. Will continue the same use as a restaurant to serve  
Pizza, andwiches, wings, potatoes and salads. The restaurant will seat a maximum of 45 people and  
will employ workers. The hours of operation will be: every day from 11:00am to 10:00pm

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 DAVID LOPEZ Date 7/21/22

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 Los Angeles

Subscribed and sworn to (or affirmed) before me on this 21st  
day of July, 2022, by \_\_\_\_\_  
Nikki Meletis

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



(Seal)

Signature *Reina Gonzales*



# APPLICATION FOR CONDITIONAL USE PERMIT

City of La Habra Planning Department

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Office Use Only

CUP 22-24

APPLICANT

**Property Owner(s)** (use mailing address)  
 Name Peter Achristopoulos & Nikki Meletis  
 Address 15057 LODOSA DR  
Whittier CA 90605  
 Phone: Home (562) 879-3634  
 Work ( ) \_\_\_\_\_  
 Fax ( ) \_\_\_\_\_  
 E-mail Nikki Meletis@gmail.com

**Representative** (acting on behalf of the property owner(s))  
 Name Moisys Villegas / Creative Heights  
 Address 41856 Ivy St Design  
Murrieta, CA 92562  
 Phone (951) 764-1385  
 Work: ( ) \_\_\_\_\_  
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 Present Use Restaurant Present Zoning C-2

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:  
TYPE 41 ON-SALE BEER & WINE

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
 COUNTY OF ORANGE  
 CITY OF LA HABRA

I, (We) Nikki Meletis, 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: [Signature]  
 SIGNED \_\_\_\_\_

Subscribed and sworn to before me on this 25<sup>th</sup> day of July 20 22

by Nikki Meletis who appeared before me proved to me on the basis of satisfactory evidence to be the person(s)

[Signature]  
 Signature

see attached California Jurat

\*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 many be established at a public hearing. Granting of the request is dependent upon proof that all four conditions have been met.

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State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 25th  
day of July, 2022, by Nikki Meletis

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



(Seal)

Signature

A handwritten signature in black ink, appearing to read 'Hector M. Arias', is written over a horizontal line. The signature is stylized and cursive.