



# APPLICATION FOR PLANNED UNIT DEVELOPMENT

City of La Habra Planning Division  
110 East La Habra Blvd., La Habra, Ca 90631  
Phone: (562) 383-4100 Fax: (562) 383-4476

Office Use Only

PUD 2202

APPLICANT

Property Owner (s) mailing address

Name Parag Patel

Address 4858 Valley View Avenue

Yorba Linda, CA 92286

Phone: Home ( ) \_\_\_\_\_

Work ( ) \_\_\_\_\_

E-mail \_\_\_\_\_

Person to be contacted other than the property owner

Name Leticia Alvarez

Address 3880 Lemon Street, Suite 420

Riverside, CA 92501

Phone (951)543-9873

( ) \_\_\_\_\_

E-mail \_\_\_\_\_

Affiliation Leticia.alvarez@Kimley-Horn.com

INFORMATION

Location of Property 701 E Imperial Hwy, La Habra, CA

Legal Description of Property Tract No. N/A Lot No. N/A

Assessors Parcel Number N/A

Present Use Vacant

Present Zoning Commercial

REQUEST

State what is intended to be done with the property, including

Size of parcel ~~0.48 AC~~ 0.92 AC Density per Acre \_\_\_\_\_

Number of Buildings 1 Number of Units (by type) 2

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

I, (We) \_\_\_\_\_, 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 actual construction work in accordance with these plans within twelve (12) months from the date of granting of the Planned Unit Development Permit and understand that this Planned Unit Development Permit if granted, becomes null and void if I (we) do not proceed with the actual construction work in accordance with these plans within twelve (12) months from the granting of this Planned Unit Development Permit.

SIGNED [Signature]

SIGNED \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

See Attached

A notary public in and for said County and State

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

REQUIRED FINDINGS

The City Planning Commission and City Council are required to make a "Finding of Fact", based upon the following findings 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. In your explanation of proposal in the space below or on an attached sheet, please respond to these findings.

- A. That the granting of such Planned Unit Development Permit will not be detrimental to the public welfare or injurious to the property or improvements in such vicinity in which the property is located.
- B. That the granting of the Planned Unit Development Permit will not adversely affect the Comprehensive General Plan.
- C. That no deed restrictions or easements prohibit the proper use of the Planned Unit Development Permit in question.
- D. That the standards of the development applicable to the Planned Unit Development are subject to all of the standards of the appropriate zone which would permit the requested land use.

EXPLANATION OF PROPOSAL

Proposed project consists of a multi-tenant building, with one of the tenants being a Dunkin' Donuts with a drive-thru. This Planned Unit will be designed to adhere to all City requirements for the safety of the public. The current Comprehensive General Plan shows this area as a commercial zone, which the proposed site will be used for. All deeds and easements have been taken into consideration prior to the design of this project. All commercial zoning requirements will be used and followed to ensure proper design and development of the property.

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NOTICE

Approval of your plot plan and specifications are subject to all conditions and requirements which may be imposed by the City of La Habra Planning Commission and City Council. The approval of your 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 approved conditions of the Planned Unit Development Permit for this parcel.

**FOR OFFICE USE ONLY**

Application and Fee Received By Michael O'Zule Date 11/9/22

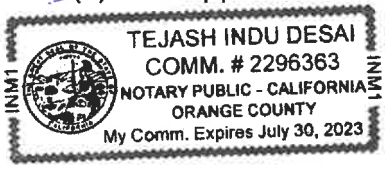
Amount \$ \_\_\_\_\_

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

Subscribed and sworn to (or affirmed) before me on this 7th  
day of Nov., 2022, by Gregory Jones

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



(Seal)

Signature [Handwritten Signature]

Application for Planned Unit Development



# 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 22-31

APPLICANT

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

Name Parag Patel  
Address 4858 Valley View Avenue  
Yorba Linda, CA 92286  
Phone: Home ( ) \_\_\_\_\_  
Work ( ) \_\_\_\_\_  
Fax ( ) \_\_\_\_\_  
E-mail \_\_\_\_\_

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

Name Leticia Alvarez  
Address 3880 Lemon Street, Suite 420  
Riverside, CA 92501  
Phone ( ) \_\_\_\_\_  
Work: (951) 543-9873  
Fax: ( ) \_\_\_\_\_  
E-mail Leticia.alvarez@Kimley-Horn.com

CONTACT

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

INFORMATION

Location of Property 701 E Imperial Hwy, La Habra, CA  
Legal Description of Property Tract No. N/A Lot No. N/A or Attached ( )  
Assessors Parcel Number N/A  
Present Use Vacant Present Zoning Commercial

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:  
Proposed multi-tenant building with Dunkin' Donuts drive through.

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LA HABRA

I, (We) \_\_\_\_\_, 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.

See Attached  
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.

Proposed project consists of a multi-tenant building, with one of the tenants being a Dunkin' Donuts with a drive-thru. This Planned Unit will be designed to adhere to all City requirements for the safety of the public. The current Comprehensive General Plan shows this area as a commercial zone, which the proposed site will be used for. All deeds and easements have been taken into consideration prior to the design of this project. All commercial zoning requirements will be used and followed to ensure proper design and development of the property.

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'Leary Date 11/9/22

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 Orange

Subscribed and sworn to (or affirmed) before me on this 7<sup>th</sup>  
day of Nov., 2022, by Gregory Jones

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



(Seal)

Signature [Handwritten Signature]

Application for  
use permit. Carotatano