



# 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 23-02

APPLICANT

**Property Owner(s)** (use mailing address)  
Name Elvira Stepanov  
Address 53 N El Molino Ave #147  
Pasadena, Ca 91101  
Phone: Home ( ) \_\_\_\_\_  
Work ( 747 ) 222-5633  
Fax ( ) \_\_\_\_\_  
E-mail Elvira@dappercarsales.com

**Representative** (acting on behalf of the property owner(s))  
Name Mustafa Bdaiwi  
Address 601 Parkcenter Dr #204  
Santa ANA, CA 92705  
Phone ( ) \_\_\_\_\_  
Work: ( 949 ) 300-7355  
Fax: ( ) \_\_\_\_\_  
E-mail mb@mbarchaa.com

CONTACT

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

INFORMATION

Location of Property 2601 West Whittier Boulevard La Habra Ca  
Legal Description of Property \_\_\_\_\_ Tract No. \_\_\_\_\_ Lot No. \_\_\_\_\_ or Attached ( ) \_\_\_\_\_  
Assessors Parcel Number 017-033-22  
Present Use Auto Dealership Present Zoning C2

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code: N/A complies with Zoning code, CUP needed

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LA HABRA

I, (We) Elvira Stepanov, 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 22 day of April 2023

by Elvira Stepanov 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.

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.

- A New proposed use is the establishment of a new used car dealership in similar to a recent previous use-used car dealership. The dealership will be on line and walk in customers.
  - The office will house about three employees of the dealership, 2 salespersons and a finance officer. Hour of operation is in similarity to the previous use of 9am to 7Pm on weekdays and weekends
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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 4/24/23



Mustafa Bdaiwi Architect

601 Parkcenter Dr  
Ste 204  
Santa Ana, CA 92705  
Office: 714-673-6611 Cell: 949-300-7355  
[mbarchitect@ymail.com](mailto:mbarchitect@ymail.com)  
LIC 33953

04/18/2023 City of La Habra Planning Dept  
Land Use Planning  
110 E La Habra Blvd,  
La Habra, CA 90631

**RE: APN 017-033-22**

**Project address:** 2601 WEST WHITTIER BLVD

**Client:** Dapper Car Sales Inc. Rep:/ Dmitri Stepanov

**Developer Request letter:**

Kindly requesting a review of the new building project to be located at the above-mentioned address. The current site has an existing building 528 sf (previously permitted sales offices) that will be occupied as a equal to it's previous use as a sales office for cars dealership. The site is currently zoning as C2 with a size of approx. 17,058 sf lot. The building and the use was approved for use under the county jurisdiction. However, as time has passed since the last ownership and now, we seek the city approval with the process of CUP permit.

**Proposed building:**

A New proposed use is the establishment of a new dealership in similar to a recent previous use. Where the new use of the building is parallel in similarity. However, the main difference would be the building will be upgraded to be ADA compliance as per the California building code. The office will house about three employees of the dealership, 2 salespersons and a finance officer. Hour of operation is in similarity to the previous use of 9am to 7Pm on weekdays and weekends. Business will be operated by appointment while accepting walk-in customers as well. The main product of the dealership will be regular family cars. There are an existing parking space as per the city planning code to accommodate for such. Where a minor modification to the parking stall stripping will bring the site to compliance with the ADA act. Where the number of parking stalls is adequate and in conformance with the use:

**PARKING ANALYSIS: Table 18.14.060.B.5**

**2.7 per ksf GFA interior sales and office area, plus 1.5 ksf GFA storage/display area, plus 2 per service bay**

**BUILDING SALES AND OFFICE AREA: 507 SF THUS  $0.5 \times 2.7 = 1.35$  PARKING**

**STALLS CAR DISPLAY AREA: NONE**

**CAR STORAGE AREA : NONE**

**TOTAL PARKING REQUIRED 2**

**TOTAL PARKING PROVIDED 3 PARKING**

There would be no painting of vehicles proposed on-site, nor any kind of oil change or smog check services. The applicant intends to park most of their cars at the back for safety but would like the option of storing a few cars at the street side. The applicant does not intend to store parts outside. There is no intend to post any balloon or flags.

**General Welfare:**

The approach to car dealership has changed over the past decades. The new market is moving toward smaller dealership, that can be located within city and out of the public view from the street walk by. The new approach is more likely to be in similar to this project approach, where it web based and by appointment. It is Likely as other competitive on the market, the cars sales to be process over the online with the perspective buyer who has indicated the interest and proceed with streamlined paperwork The public will be saved form the traditional dealership approaches of flags, balloons, and other marketing methods used by the traditional dealership. The new approach has the advantage of cutting the overhead cost of the dealership, in which translate to more sales in the competitive market. The surrounding area of the project is a commercial and Industrial. Where the dealership street front in NOT a new introduction. Whittier Blvd is a street known to the public to have just the right amount of dealership, and the public has adopted to the idea. The spread among dealership on the street is at least 1.5 miles apart. The public has adopted to the dependency on such industry to be located on this street. This project will fit perfectly within the public anticipation and serve the continued public need without over burden the street.

The new use will not effect any of it's neighbors nor have any adversity on there use and daily functions. In matter effect it will enhance the street use and functions. We kindly request the city to waive any traffic study. Such cost and time delay will effect the new and needed business establishment. As the new use is equal to the past use, where the city experience no nuisance whatsoever in the past and will continue to enjoy the privilege of such business at the street.

We kindly request the honorable city acceptance of the project as we are excited to work with city of La Habra as one of most respected city in region. We look forward towards a succcessfull project.

Sincerely;



Mustaf Bdaiwi Architect  
Project Architect on record