



APPLICATION FOR CONDITIONAL USE PERMIT

City of La Habra Planning Department
110 East La Habra Blvd, La Habra CA 90631
Phone: (562) 383-4100 Fax: (562) 383-4476
www.lahabraca.gov

Office Use Only
CUP _____

APPLICANT

Property Owner(s) (use mailing address)
 Name Troy Harbor Development LLC
 Address 1556 Kimberly Ave.
Fullerton, CA 92831
 Phone: Home (714) 253-2514 (Cell)
 Work (714) 871-6392
 Fax () _____
 E-mail wlin6559@gmail.com

Representative (acting on behalf of the property owner(s))
 Name Ashley Hutchinson
 Address 17551 Gillette Ave
Irvine, CA 92614
 Phone (949) 208-6061
 Work: () _____
 Fax: () _____
 E-mail ashley.hutchinson@svn.com

CONTACT

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

INFORMATION

Location of Property Unit #6 1281 E La Habra, La Habra CA 90631
 Legal Description of Property _____ Tract No. 7523 Lot No. 296 or Attached
 Assessors Parcel Number 303-011-04
 Present Use Vacant Present Zoning C-P Commercial Professional

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

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
 COUNTY OF ORANGE
 CITY OF LA HABRA

I, (We) WarrenLin/Troy Harbor Development 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 28th day of October 2025
 by Warren Lin proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



*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.

- 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 Operation: Wednesday - Monday 11AM-9PM (closed Tuesday)

Anticipated Number of Employees: 10

Description of Services: Themed boba shop serving drinks and snacks

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 _____