



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	
PUD1P _____	
PUD2M _____	

APPLICANT

<p>Property Owner (s) mailing address</p> <p>Name _____</p> <p>Address _____</p> <p>_____</p> <p>Phone: Home () _____</p> <p>Work () _____</p> <p>E-mail _____</p>	<p>Person to be contacted other than the property owner</p> <p>Name _____</p> <p>Address _____</p> <p>_____</p> <p>Phone () _____</p> <p>() _____</p> <p>E-mail _____</p> <p>Affiliation _____</p>
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INFORMATION

Location of Property _____

Legal Description of Property Tract No. _____ Lot No. _____

Assessor's Parcel Number _____

Present Use _____ Present Zoning _____

REQUEST

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

Size of parcel _____ Density per Acre _____

Number of Buildings _____ Number of Units (by type) _____

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 _____

SIGNED _____

Subscribed and sworn to (or affirmed) before me this _____ day of _____ 20____

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 conditions under Chapter 18.52.095 have been met. On an attached sheet, please respond to these findings.

- A. That the location, design, and proposed uses are compatible with the character of existing development in the vicinity.
- B. That the plan will produce, internally, an environment of stable and desirable character, and will not tend to cause any traffic congestion on surrounding or access streets.
- C. That all required applications for the proposed use have been processed, including any conditional use permit applications;
- D. That the standards of the development applicable to the Planned Unit Development are clearly designated in the proposed planned unit development ordinance or plans approved there under/or supplementary text material;
- E. That the proposed development will be well integrated into its setting;
- F. That the provision is made for both public and private open space, at least equivalent to that required in the primary zone;
- G. That suitable provision is made, where appropriate, for the protection and maintenance of private areas reserved for common use;
- H. That the proposed development does not negatively impact the city’s ability to provide services over the short and long term to city residents because the projected cost of providing city services to the property outweighs the economic benefits of the project to the city;
- I. That the proposed project complies with all requirements of the California Environmental Quality Act;
- J. That there is reasonable assurance that the applicant intends to and will be able to proceed with the execution of the project without undue delay; and
- K. That there is substantial compliance with the spirit and intent of this title.

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 _____ Date _____

Amount \$ _____