



APPLICATION FOR MIXED USE DEVELOPMENT

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

Office Use Only

APPLICANT

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

INFORMATION

Address of Subject Property: _____

Legal Description of Property: Tract No. _____ Lot No. _____ or Attached () _____

Assessors 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.

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", as established in LHMC Section 18.54.095. Granting of the request is dependent upon proof that all findings have been met. In your explanation of proposal in an attached sheet, please respond to these findings.

1. That the location, design and proposed uses are compatible with the character of existing with surrounding uses and development patterns.
2. 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.
3. That there is on-site compatibility of residential and nonresidential uses.
4. That the project combines residential with nonresidential uses in the same building or building site in a manner that creates an active street life, enhance the vitality of businesses, and reduces the need for automobile travel.
5. That a meaningful blend of residential and nonresidential uses enhances and builds upon the city's commercial base.
6. That the project provides additional housing options for people, who want to live near their workplace and/or near retail and other nonresidential uses.
7. That is consolidates small parcels into viable, block-size mixed-use development.
8. That the proposed project complies with all requirements of the California Environmental Quality Act.
9. That there is substantial compliance with the spirit and intent of this title.

NOTICE

The Planning Commission shall make a recommendation of approval, approval with conditions, or denial of an application considered by it pursuant to LHMC Chapter 18.54, along with any permits and/or applications considered in conjunction with such application, to the City Council for its consideration.

FOR OFFICE USE ONLY

Application and Fee Received By _____ Date _____

Amount \$ _____