



# 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 21-07

APPLICANT

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

Name LA Retail 1, LLC

Address c/o Newmark  
3281 E. Guasti Rd. Suite 600 Ontario CA 91761

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

Work (909) 974-4025

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

E-mail rhonda.leuschen@nmrk.com

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

Name Suraj Arora

Address 13563 Via San Remo. Chino Hills, CA 91709

Phone (951) 733-7895

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

Fax: ( ) \_\_\_\_\_

E-mail suraj.arora@yogasix.com

CONTACT

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

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

INFORMATION

Location of Property 1202 South Idaho Street. Suite 1202-I. La Habra, CA 90631

Legal Description of Property Tract No. 17.08 Lot No. 1 or Attached

Assessors Parcel Number 019-171-21

Present Use Shopping Center Present Zoning C-2s

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code: Table 18.06.040 of the LHMC requires approval of a CUP for a commercial school

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA  
COUNTY OF ORANGE  
CITY OF LA HABRA

I, (We) Rhonda Leuschen, 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 Rhonda Leuschen  
AGENT FOR LA RETAIL 1, LLC

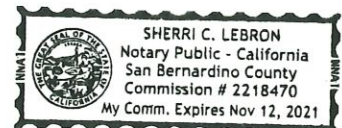
SIGNED \_\_\_\_\_

Subscribed and sworn to before me on this 22<sup>nd</sup> day of July 20 21

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

Sherril Yee  
Signature

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



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.

REQUIRED FINDINGS

- 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.

Yoga Six La Habra will be a yoga studio offering a variety of yoga classes 7 days a week from 6 am to 7 pm.

The studio will employ 4 people including the owners, a General Manager, and yoga teachers.

The location will also sell retail yoga clothing.

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 CS Date 8/18/21