



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 22-21

APPLICANT

Property Owner(s) (use mailing address)

Name YAIR SMOLINISKY

Address PO BOX 864

LA HABRA, CA 90631

Phone: Home (714) 614-2131

Work () _____

Fax () _____

E-mail yair.smolinisky@gmail.com

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

Name Aaron Mireles

Address 3129 S Hacienda Bl

PO Box 619 Hacienda Heights CA 91745

Phone (626) 274-3616

Work: () _____

Fax: () _____

E-mail Aaron@teampowerhorsefitness.com

CONTACT

Send all **short-term** correspondence to:

Property Owner () Representative (✓)

Send all **long-term** correspondence to:

Property Owner () Representative (✓)

INFORMATION

Location of Property 530 La Habra Blvd La Habra CA 90631

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

Assessors Parcel Number 298-031-03

Present Use commercial (neighborhood com.) Present Zoning SP-1

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) YAIR SMOLINISKY, 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.

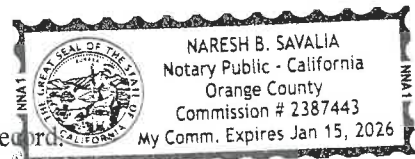
SIGNED Yair Smolinisky

SIGNED _____

Subscribed and sworn to before me on this 13th day of July 20 22

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

SEE ATTACHED COPY
Signature



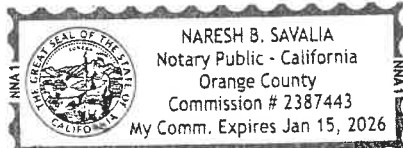
*Power of attorney must accompany affidavit if signed by other than the actual owner of record.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 13th
day of July, 2022, by Yair Smolinisky

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



(Seal)

Signature

Naresh B. Savalia
The UPS Store 5126-Notary

My commission expires: Jan. 15, 2026

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.

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 LOPEL Date 7/14/22



ENVIRONMENTAL DESCRIPTION

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

ACTION #

Property Owner	Name of Representative
Name <u>Yair Smolinisky</u>	Name <u>Aaron Morales</u>
Address <u>PO Box 864</u> <u>La Habra CA 90631</u>	Address <u>3129 S Hacienda Blvd</u> <u>PO Box 619 (Hacienda Hts CA 91745)</u>
Phone: Home (714) <u>614-2131</u>	Phone <u>(626) 274-3616</u>
Work () _____	Fax: () _____
Fax () _____	E-mail _____
E-mail <u>Yair Smolinisky@gmail.com</u>	

A. Project Location

1. Please attach: a) Plot Plan, b) Map showing location, c) [optional] any Photographs which will assist in determining the significance of any impact.
2. Address 530 W La Habra Blvd La Habra CA 90631
3. Nearest street intersections La Habra Blvd + Walnut

B. Project Description

1. Projected land area (square feet or acres) _____
2. Proposed Use Private personal training
3. Relationship to surrounding area: _____

	Existing Area	Existing Zoning
Area to the north	<u>Commercial</u>	<u>Sp-1 (corridor mixed use)</u>
Area to the south	<u>Residential</u>	<u>R-1C</u>
Area to the east	<u>Commercial</u>	<u>Sp-1 (neighborhood, commercial)</u>
Area to the west	<u>Commercial</u>	<u>Sp-1 (neighborhood commercial)</u>

4. Is the subject site located within 1,000 feet of any School, Hospital or Extended Care Facility?

Yes No Name of Facility _____

5. What is the trip generation of the project? _____

6. Is the Project located within 1,000 feet of an adjacent City? NO What City? _____

7. Will the project be developed in phases? Yes No
 a) Explain timing: _____

b) Timing for public improvements: _____

8. For Residential developments:

a. Type of unit [single family, condo, apt, etc.] _____

b. Number of units _____

c. Size of units _____

d. Anticipated selling price or rental rate _____

9. For new commercial or industrial developments:

- a. Describe type or types of commercial or industrial activities proposed
- b. Size of building(s) 7000 sqft
- c. What is the anticipated number of jobs to be generated by the project after completion?
21-6
- d. Number of off-street parking spaces 24
- e. Where is the closest comparable project in terms of size or type of activity?
None
- f. What type of equipment will be utilized for the business?
gym equipment
- g. Describe truck traffic as a result of the proposal:
 - a. During construction? None
 - b. After occupancy? None

10. During construction or operation will the project:
- | | YES | NO |
|---|--------------------------|-------------------------------------|
| a. Emit dust, ash, smoke, fumes or odors? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Alter any existing drainage patterns? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Create substantial demand for energy or water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Discharge water of poor quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Increase noise levels on site or adjoining areas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Generate abnormally large amounts of solid waste or litter? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Store, use or dispose of potentially hazardous materials such as toxic substances, flammables or explosives? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Require abnormally high demands of such services as police, fire, sewer, schools, water, etc. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

11. After construction will you or any future occupant of this facility:
- | | | |
|--|--------------------------|-------------------------------------|
| a. Use any internal combustion engines greater than 50 horsepower? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Mix, blend, or process any solvents, adhesives, or coatings? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Create any dust or smoke? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Refine any liquids or solids, or reclaim any metals? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Plate or coat anything? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Handle or store solvents or motor fuels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Use any combustion equipment (i.e. furnaces, broilers, baking ovens, etc.) rated greater than 2,000,000 BTU/HR? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Store any acids, use any chemical processes, or use solvents for clean up? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

12. All Development (New Construction/No construction)
- a. Amount of solid waste to be produced during construction? _____
 - b. Type of solid waste to be produced during construction? _____
 - c. Total amount of solid waste to be recycled during the construction stage? _____
 - d. Amount of solid waste to be produced during normal business operation? _____
 - e. Type of solid waste to be produced during normal business operation? _____
 - f. Total amount of solid waste to be recycled as part of the normal business operation? _____

CERTIFICATION

I certify that the information provided herein is true and correct to the best of my knowledge.

Date 7/14/2022 Signature [Signature] Representing Owner

Project Description: 530 W La Habra Blvd

Powerhouse Fitness Training is a 1 on 1 as well as small group personal training studio/facility. Since 2013 we have been educating our clients and community about health and wellness and provide them with the building blocks they need to take their bodies to a healthier level. We operate solely from appointments and do not offer walk-in sessions to ensure that our trainers and staff give the client the best experience possible.

Each of our training sessions are 45 minutes long which allows for an effective training session as well as a proper flow of traffic. The extra 15 minutes in between sessions is plenty of time for clients to enter and exit the property causing no disruption. Each day we focus on a different muscle group to ensure that we are targeting all parts of the body.

We have 45 minute sessions every hour on the hour. Our hours of operation would be conducted as follows.

Monday-Thursday: 5am-9:45am, 5pm-8:45pm

Friday: 5am-9:45am, 5pm-6:45pm

Saturday: 7am-9:45am

We are staffed with one to two employees each shift. We operate outside most of our neighbors business hours so we never have an issue with available parking.

As a La Habra resident myself, and the owner of the building (currently in escrow) I can't wait to bring my business to the community and work alongside the city to continue to improve not only the city of La Habra but the plaza I will be in as well!

We will also be franchising in the next 18-24 months so you can ensure that Powerhouse Fitness Training is a well established business that is here for the long haul.

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