



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 22-29

APPLICANT
CONTACT
INFORMATION
REQUEST
PROPERTY OWNERS AFFIDAVIT

Property Owner(s) (use mailing address) Name <u>CA FUND INVESTMENTS, INC. c/o Lawton Real Estate</u> Address <u>110 WEST FIR STREET</u> <u>BREA, CA 92821</u> Phone: Home () _____ Work () <u>714-493-4444</u> Fax () _____ E-mail _____	Representative (acting on behalf of the property owner(s)) Name <u>Manifest BJJ LLC</u> Address <u>431 Enclave Cir #208</u> <u>Costa Mesa, CA 92626</u> Phone (714) <u>441-3335</u> Work: (415) <u>867-2203</u> Fax: () _____ E-mail <u>MANIFESTBJJ@gmail.com</u>
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Send all short-term correspondence to: Property Owner () Representative ()

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

Location of Property 1405 EAST LAMBERT ROAD, LA HABRA, CA 90631

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

Assessors Parcel Number 296-401-07

Present Use Vacant Present Zoning M1

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

N/A, new business

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) Michael Lawton property manager of CA Fund Investments, Inc representing _____, 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 6th day of October 2022

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

Signature _____

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

MICHAEL ARANAS LOPEZ
COMM. #2336617
Notary Public - California
Orange County
My Comm. Expires Oct. 29, 2024

Please Type or Print

The City Planning Commission is required to make a "Finding of Fact" based upon the following questions and answers and such other evidence as may 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.

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.

OPERATIONAL CHARACTERISTICS

OF EMPLOYEES: 2 (TWO).

DAYS / HOURS OF OPERATION: MONDAY TO FRIDAY, 9:00AM - 9:00PM.

SERVICES PROVIDED: MARTIAL ARTS (BRAZILIAN JIU JITSU, MMA) AND FITNESS CLASSES.

BUSINESS NAME: MANIFEST BJJ, LLC.

NO FOOD OR ALCOHOL WILL BE SERVED. NO LIVE ENTERTAINMENT.

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 Michelle O'Connell Date 10/25/22