



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 22-08

APPLICANT

Property Owner(s) (use mailing address)
Name PARAMETER CORPORATION
Address 24586 HAWTHORNE BLVD.
SUITE #105, TORRANCE, CA
Phone: Home () _____
Work (424) 247-9248
Fax () _____
E-mail stephenmohme@gmail.com

90505

Representative (acting on behalf of the property owner(s))
Name Chase Villafana, DKMullin Architects
Address 517 S Main St, Moscow, ID 83843
Phone (516) 459-9325
Work: (208) 892-8433
Fax: (208) 892-8533
E-mail chase@pfsupreme.com, celeste@dkmullin.com

CONTACT

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

INFORMATION

Location of Property 580 W. La Habra Blvd, La Habra, CA 90631
Legal Description of Property _____ Tract No. _____ Lot No. _____ or Attached (X) SUB SURVEY
Assessors Parcel Number 29803106
Present Use Mercantile/Retail Present Zoning Mixed Use Center - 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) Parameter Corporation, 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 Stephen Mohme Stephen Mohme

SIGNED _____

Subscribed and sworn to before me on this _____ day of _____ 20____

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

See attached for notary
Signature

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

CALIFORNIA JURAT

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 Los Angeles }

Subscribed and sworn to (or affirmed) before me on this 15th day of February, 2022
Date Month Year

by Stephen Mohme

Name of Signers

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

Signature: _____

Taney
Signature of Notary Public



Seal

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for Conditional Use Permit

Document Date: -

Number of Pages: 1 + notary

Signer(s) Other Than Named Above: NIA

CALIFORNIA JURAT

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 Los Angeles

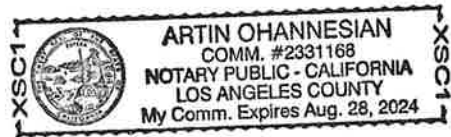
Subscribed and sworn to (or affirmed) before me on this 17th day of February, 2022
Date Month Year

by Stephen Mohme

Name of Signers

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

Signature: 
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Acceptance Letter

Document Date: —

Number of Pages: 1 + notary

Signer(s) Other Than Named Above: —



APPLICATION FOR DESIGN REVIEW

City of La Habra Planning Department
201 East La Habra Blvd., P.O. Box 337, La Habra Ca 90633-0337
Phone: (562) 383-4100 Fax: (562) 383-4476

Office Use Only
DR 22-02

APPLICANT

Property Owner (s) mailing address

Name Parameter Corporation

Address 24586 Hawthorne Blvd.
Suite #105, Torrance, CA 90505

Phone: Home () _____

Work (424) 247-9248

Fax () _____

E-mail stephenmohme@gmail.com

Person to be contacted other than the property owner

Name Chase Villafana, DKMullin Architects

Address 517 S Main St, Moscow, ID 83843

Phone (516) 459-9325

Fax: () _____

E-mail chase@pfsupreme.com, celeste@dkmullin.com

Affiliation Project Architect

INFORMATION

Location of Property 580 W. La Habra Blvd, La Habra, CA 90631

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

Assessors Parcel Number 29803106

Present Use Mercantile/Retail Present Zoning Mixed Use Center - 1

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

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SIGNED *Stephen Mohme* Stephen Mohme

SIGNED _____

Subscribed and sworn to before me on this _____ day of _____ 20____

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

See Attached For Notary

Signature

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

FOR OFFICE USE ONLY

Application and Fee Received By CS Date 2-22-22

CALIFORNIA JURAT

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STATE OF CALIFORNIA

COUNTY OF Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17th day of February, 2022
Date Month Year

by Stephen Mohme

Name of Signers

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

Signature: _____

Signature of Notary Public



Seal

Place Notary Seal Above

OPTIONAL

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Description of Attached Document

Title or Type of Document: Application for Design Review

Document Date: —

Number of Pages: 1 notary

Signer(s) Other Than Named Above: —

Parameter Corporation

February 16, 2022

Lauren S. Dressler
Managing Director
Oak Place Partners, Inc.
1241 Adams Street, Suite 1083
St. Helena, California 94574

Re: Letter of Authorization - 558 and 580 West La Habra Boulevard, La Habra, California

Ladies and Gentlemen:

Parameter Corporation, a California Corporation, formerly known as Mohme Realty Corporation ("Owner") is the owner of the property located at 558 and 580 West La Habra Boulevard, La Habra, California (the "Property"). Owner entered a Purchase and Sale Agreement with Oak Place Partners, Inc., a California corporation ("Applicant") for the sale of the Property, which is scheduled to close in June, 2022, subject to extension as more particularly set forth in the Purchase and Sale Agreement for the Property ("Closing"). We understand the Applicant is seeking to develop a Planet Fitness gym at the Property ("Project") and to that end, on February 14, 2022, Owner agreed to sign the required Conditional Use Permit application subject to certain conditions.

We also understand that in addition to the Conditional Use Permit, Applicant is required to file a Design Review application with the City of La Habra ("City"), which will be processed concurrently with the Conditional Use Permit for the Project. In connection with the Design Review application, and any other related City permits or approvals, Owner hereby authorizes Applicant or any other duly designated representatives of Applicant, to act as its agent and representative with respect to the Design Review application for the Project. Owner and Applicant agree that Owner will sign the required Design Review Application, which is enclosed as Attachment A, subject to the following conditions:

1. Entitlements as defined in the Purchase and Sale Agreement for the Property shall not be finalized until Closing;
2. In no event shall Applicant be entitled to finalize any Entitlements or take any action to effect a lot line adjustment, or record any maps or complete any zoning change, or otherwise bind the Property or Owner in any respect prior to Closing;
3. Applicant shall be solely responsible to satisfy conditions of approval and pay for all costs incurred in connection with the Project application as submitted; and
4. In the event Applicant decides to forgo the Project prior to Closing, Owner shall have the right to withdraw or otherwise terminate any pending application and/or City approval(s) for the Project.

Lauren S. Dressler
February 16, 2022
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This letter, when signed, shall constitute Owner and Applicant's written acceptance and agreement of the terms herein.

Best regards,

Richard Mohme
President/CEO
Parameter Corporation

ACCEPTED AND AGREED TO
AS OF February 17, 2022:

OWNER

By:  _____

Print Name: Stephen Mohme

Its: Secretary

APPLICANT

By: _____

Print Name: _____

Its: _____

See Attached for Notary