



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 24-0008

APPLICANT

Property Owner(s) (use mailing address)

Name Jackie Gatlin
Address 1620 Elsmford Ave
La Habra, CA 90631
Phone: Home () _____
Work () _____
Fax () _____
E-mail _____

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

Name Manoja Weerakoon
Address 230 S. Idaho St
La Habra CA 90631
Phone (626) 224 5259
Work: (562) 691 6450
Fax: () _____
E-mail manojaw@4@gmail.com

CONTACT

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

INFORMATION

Location of Property 300 S. Beach Blvd La Habra CA 90631
Legal Description of Property Tract No. 3335 Lot No. 2 or Attached ()
Assessors Parcel Number 018-131-06
Present Use Commercial Office Building Present Zoning Commercial

REQUEST

Please state what is intended to be done with the property which does not comply with the provisions of the Zoning code:
R-4 within the zoning code - Preschool/Daycare

PROPERTY OWNERS AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF ORANGE
CITY OF LA HABRA

I, (We) Manoja Weerakoon, 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 Manoja Weerakoon

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.

Signature

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

SEE ATTACHED

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.

We are a preschool/daycare providing our services to children ages 6 months to 13 years. We have 6 employees. Our hours of operation: 7:00 am - 6:00 pm Monday - Friday, year-around

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 CARLOS MOREIRA Date 8-14-27

California All-Purpose Certificate of Acknowledgment

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

S.S.

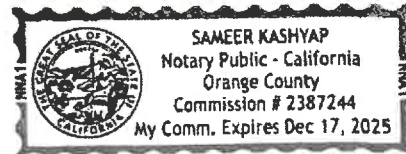
On 8/14/24 before me, Sameer Kashyap (Notary Public)

personally appeared Manoja Weerakoon

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]

Se

OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Application for Conditional Use Permit containing 1 pages, and dated 8/14/24

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other:

representing: _____

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other _____

- Additional Signer
- Signer(s) Thumbprints(s)

To:

**City of La Habra Planning Department
110 East La Habra Blvd.
La Habra, CA 90631**

From:

**Manoja Weerkoon
Director, La Habra Montessori School
(562) 691-6450
230 South Idaho St.
La Habra, CA 90631**

Subj: Proposed Business Operations at 300 N. Beach Blvd.

Dear City of La Habra Planning Department,

We are writing to provide our current business characteristics at 230 South Idaho Street as we request approval to relocate our operations to 300 South Beach Boulevard. We hope to maintain our current programs and services at this new site for the convenience of the families we serve.

The La Habra Montessori school opened its doors on April 14th, 2014, to provide a nurturing, creative, stimulating, clean, safe, and culturally diverse learning environment for our children. Our school offers a range of programs that support families, including State programs to assist low-income families under our motto "No Child is Left Out." We offer one of the most affordable Montessori preschool options in the surrounding area without compromising on the quality of care or facility.

As the first Montessori Preschool in La Habra, we follow the Montessori curriculum to introduce children to essential subjects like math, language, geography, social studies, science, and life skills. Our classrooms are designed with Montessori materials to encourage early learning and inspire children to reach their highest potential. We serve infants, toddlers, preschoolers, and Kindergarteners, and offer an after-school program. We operate Monday through Friday from 7:00 am to 6:00 pm to accommodate working families.

Our school currently serves between 40-50 students. We hope to serve a similar number of children, subject to the approval of Orange County State Childcare Licensing. Our staff consists of dedicated, trained, qualified, and licensed staff of eight full-time and part-time members. Over the years, we have raised many children within the La Habra Community.

Due to unforeseen circumstances, our current landlord is seeking to sell the property, and we must vacate before February 2025. As a result, we are compelled to find a new location and have selected this site nearby to ensure minimal disruption for our families.

At the request of the city, we gave our current drop-off and pick-up schedule, which we anticipate remaining the same at the new location to justify our parking need. While we have not experienced significant parking issues at our current site, the new location provides more parking spaces and better vehicle access than our current site.

We hope this information provides a clearer understanding of our school operations, and sincerely appreciate your assistance in working with us to facilitate a smooth transition.

Sincerely,



Manoja Weerakoon (B.A., M.Phil., AMI)

09/17/2024

Traffic movement as per the drop-off and pick-up times of the children

La Habra Montessori Preschool as of 06/19/2024

Based on the number of families

Times	Drop-off Times	Pickup Times
7:00 -7:30 a.m.	5	
7:30 -8:00 a.m.	7	
8:00 -8:30 a.m.	10	
8:30 – 9:00 a.m.	11	
9:00 -9:30 a.m.	7	
3:00 -3:30 p.m.		3
3:30 -4:00 p.m.		9
4:00 – 4:30 p.m.		11
4:30 – 5:00 p.m.		8
5:00 -5:30 p.m.		6
5:30 – 6:00 p.m.		3
Total Families	40	40

*Please note the above information is based on the enrollment as of 06/19/2024 and is subject to change due to changes in the enrollment, pick-ups/drop-off changes due to family emergencies, sickness, and vacations.

The time spent dropping off and picking up a child could vary from 5 to 10 minutes. The children are kept ready to be picked up as the staff is aware of the time each child will leave. If there is a change in drop off or pick up times the parents inform in advance due to the teacher-to-child ratio.

Number of Kids