



# APPLICATION FOR CONDITIONAL USE PERMIT

City of La Habra Planning Department  
110 East La Habra Blvd, La Habra CA 90631  
Phone: (562) 383-4100 Fax: (562) 383-4476  
www.lahabraca.gov

**Office Use Only**  
CUP \_\_\_\_\_

APPLICANT

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

Name SKBB Investments, LP  
Address 9595 Wilshire Blvd., Suite 401  
Beverly Hills, CA 90212  
Phone: Home (310) 245-6778  
Work (310) 273-7355  
Fax ( ) \_\_\_\_\_  
E-mail seth@zurichinvestmentcompany.com

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

Name Mohammad Sadiq  
Address 6060 Sunrise Vista Dr, Suite 2400B  
Citrus Heights, CA  
Phone (916) 620-4065  
Work: ( ) \_\_\_\_\_  
Fax: ( ) \_\_\_\_\_  
E-mail ms@msqeng.com

CONTACT

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

INFORMATION

Location of Property 951 N Harbor Blvd, La Habra, CA 90631  
Legal Description of Property \_\_\_\_\_ Tract No. \_\_\_\_\_ Lot No. \_\_\_\_\_ or Attached   
Assessors Parcel Number 017-371-28  
Present Use Retail Present Zoning C-2

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) Seth Stuart, 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 SKBB Investments, LP  
SIGNED By: Seth Stuart Seth Stuart, Authorized Signatory  
818C9A46245F416...

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.

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.

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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 \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY DESCRIPTION

The real property in the City of La Habra, County of Orange, State of California, described as follows:

PARCEL 1:

THAT PORTION OF LOT 19 OF TRACT NO. 6369, IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 237 PAGES 15 AND 16 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT 19 NORTH 0° 00' 43" WEST 198.00 FEET FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 89° 59' 17" EAST, PARALLEL WITH THE SOUTHERLY LINE OF LOT 19, 201.50 FEET; THENCE SOUTH 0° 00' 43" EAST, PARALLEL WITH THE WESTERLY LINE OF LOT 19, 105.00 FEET; THENCE NORTH 89° 59' 17" EAST, PARALLEL WITH THE SOUTHERLY LINE OF LOT 19, A DISTANCE OF 237.40 FEET TO THE EAST LINE OF SAID LOT 19, BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF HARBOR BOULEVARD; THENCE NORTH 0° 00' 43" WEST ALONG SAID EASTERLY LINE 176.34 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 333.00 FEET OF SAID LOT 19; THENCE SOUTH 89° 55' 41" WEST ALONG SAID SOUTHERLY LINE 138.00 FEET THE WESTERLY LINE OF THE EASTERLY 138.00 FEET OF SAID LOT 19; THENCE NORTH 0° 00' 43" WEST ALONG SAID WESTERLY LINE 83.00 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 250.00 FEET OF SAID LOT 19; THENCE SOUTH 89° 55' 41" WEST ALONG SAID SOUTHERLY LINE 300.90 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 19; THENCE SOUTH 0° 00' 43" EAST ALONG SAID WESTERLY LINE 153.88 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL BUILDINGS AND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE FIXTURES, ATTACHMENTS AND APPLIANCES AND ARTICLES ATTACHED TO SAID BUILDINGS AND IMPROVEMENTS AND USED IN CONNECTION WITH THE OPERATION OF SAID BUILDINGS AND IMPROVEMENTS, WHICH BUILDINGS AND IMPROVEMENTS ARE AND SHALL REMAIN REAL PROPERTY.

SAID LAND IS SHOWN ON A MAP FILED IN BOOK 16 PAGE 47 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

PARCEL 2:

AN EASEMENT FOR COMMON PARKING AREA OVER THAT PORTION OF LOT 19 OF TRACT NO. 6369 IN THE CITY OF LA HABRA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 237 PAGES 15 AND 16 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF PARCELS A AND B AS SHOWN ON A MAP FILED IN BOOK 5, PAGE 35 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN EXHIBIT D ATTACHED TO AND MADE A PART

THEREOF, AS SET FORTH IN THE INSTRUMENT RECORDED SEPTEMBER 3,  
1968 IN BOOK 8708, PAGE 785 OF OFFICIAL RECORDS.

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN PARCEL 1, DESCRIBED  
ABOVE.

Street Address of Property:

951 North Harbor Boulevard  
La Habra, California