

Dreamland Productions, LLC
Marina Meyers, Owner
8583 Irvine Center Dr. #209
Irvine, CA 92618

October 29th, 2025

City of La Habra
110 E La Habra Blvd
La Habra, CA 90631

Dear City of La Habra,

Please see attached, our Conditional Use Permit Application for **Dreamland Anime Cafe** at **1281 E. La Habra Unit #6**.

In this package, we have included:

- This **cover letter** which provides further details on our business and our application
- The **CUP application** with a notarized Owner signature outlining the property's details and operational summary
- A set of **preliminary construction plans** by TOP ARCH Group which includes floor plans and finishes, proposed equipment, elevations, ADA details, and various preliminary utility and parking calculations.
- A copy of the **shared parking agreement** with the adjacent parcels
- A copy of the exterior **ADA improvements** that were completed at the shopping center

About Our Brand:

We are Dreamland Anime Cafe; an anime centric brand and pop-up concept cafe that started in 2020. Currently, we provide fun anime-themed food and entertainment at pop-culture conventions and trade shows across the USA including Las Vegas, Phoenix, Seattle, Houston, Orlando and more. As we approach our 5th year in business, we are now working towards opening our flagship storefront in Orange County to provide a permanent and continuous experience for guests in the Southern California region. We feel that La Habra is an ideally located and diverse area to do so.

How We Can Best Serve La Habra:

Dreamland Anime Cafe is designed to serve customers of all ages and backgrounds. We plan to serve a casual boba shop menu that centers around anime and pop-culture, creating a fun and inclusive environment for anime fans and enthusiasts. We aim to provide a safe and appropriate space for local youths, a family-forward experience for all ages and a trendy must-see spot for “foodies” and social media “influencers”. We believe that we will bring a unique and one-of-a kind restaurant to La Habra that will attract visitors from all over Southern California and beyond.

Operational Characteristics:

Hours of Operation: Wednesday - Monday: 11:00 AM - 9:00 PM

Proposed Number of Employees: 10

Representative Contact:

Dreamland’s Owner-Operator, Marina Meyers, can be contacted at the following:

Email: marina@dreamlandllc.us

Phone: (310) 880-0137