



City of Costa Mesa Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: DECEMBER 4, 2014
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

MA

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on December 11, 2014. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-14-37 3100 Airway Avenue, Suite 105

Minor conditional use permit to deviate from parking requirements based on unique operating characteristics for a personal training studio (one-on-one and by appointment only). Proposed hours are 5:00 am – 7:00 pm Mondays through Fridays, and 8:00 am – 12:00 pm Saturdays (closed Sundays).

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

December 4, 2014

Alex Arreguin
747 Turtle Crest Drive
Irvine, CA 92603

**RE: ZONING APPLICATION ZA-14-37
MINOR CONDITIONAL USE PERMITS FOR A DEVIATION FROM SHARED
PARKING REQUIREMENTS FOR A PERSONAL TRAINING STUDIO
3100 AIRWAY AVENUE SUITE 105, COSTA MESA**

Dear Mr. Arreguin:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on December 11, 2014, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Chelsea Crager, at (714) 754-5609, or at chelsea.crager@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLÉÉN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Project Description
 Approved Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

ZA-14-37
December 4, 2014
Page 2 of 7

OCR Capital Corp.
7 Corporate Plaza Drive
Newport Beach, CA 92660

PROJECT DESCRIPTION

The property is located at the northeast corner of Fischer Avenue and Airway Avenue in an MP (Industrial Park) zone. The General Plan land use designation for the property is Industrial Park. The project site is developed with 45,674 square feet over four buildings and 138 parking spaces. The site provides two points of ingress/egress on Airway Avenue.

The proposed personal training use will occupy a 2,075 square foot two-story tenant space, located in an existing multi-tenant building. The first floor of the tenant space will consist of a reception area, stretch room, restroom, and large workout space. The second floor will consist of an office and break room. There is one entrance/exit door on the front of the space, and one entrance/exit door along with a roll up door at the back of the space adjacent to a parking lot.

The proposed personal training studio will have a maximum of two trainers working at the same time. Each trainer will work with one client at a time. The proposed hours of operation are Mondays through Fridays 5:00 a.m. to 7:00 p.m. and Saturdays 8:00 a.m. to 12:00 p.m. The studio will be closed on Sundays.

The applicant requests approval of minor conditional use permits (MCUP) to establish the fitness studio use in the MP zone and to allow a deviation from the shared parking requirements due to unique operating characteristics.

ANALYSIS

Noise

Noise impacts are not anticipated. The limited occupancy proposed for the personal training business should minimize any noise impacts on surrounding uses.

Parking

The total on-site parking spaces provided for the entire property is 138 spaces, or three parking spaces for every 1,000 square feet of building area, which meets the Code-required parking for industrial uses.

The parking ratio for a personal training (fitness) studio is 10 spaces per 1,000 square feet of floor area or 21 parking spaces for this studio; based on the 2,075 square-foot size of the suite, six parking spaces are allocated to the space. The applicant is requesting approval of a minor conditional use permit to deviate from shared parking requirements due to unique operating characteristics.

Limiting the studio to personal training only with no group classes will ensure that the parking demand for the studio does not exceed available parking at the center. During

regular business hours (9:00 a.m. to 5:00 p.m. on weekdays) the maximum occupancy at the studio will be limited to six people (including both students and instructors) to prevent conflict with neighboring businesses. The limitation on class size creates an equal demand on the center's parking as if the suite were utilized as an industrial use and allows an overlap of students arriving and departing without impacting parking. Additionally, the project will be conditioned that no outdoor training may take place, leaving all parking spaces open and available for customer and employee parking.

If parking shortages or other parking-related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, reducing the occupancy and/or operating hours of the business.

General Plan Consistency

The maximum allowable FAR for moderate traffic generating uses (8 to 15 average daily trips per 1,000 square feet in industrial designations) is 0.30 in the Industrial Park designation. This site area is 3.2 acres, resulting in a floor area ratio of 0.33. The occupancy of one suite by a personal training business on a property containing a variety of uses will not impact the overall FAR designation of the site.

The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the recommended conditions of approval, the personal training use should not adversely impact surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed use will be limited to one-on-one training with a maximum of six occupants during regular business hours to minimize and noise and parking impacts on surrounding uses.
 2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. The proposed use will be conditioned to have all training take place inside the tenant space, leaving all parking available for customer and employee parking.
 3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. Due to the proposed operating characteristics, the proposed use does not increase the intensity of the use beyond what is allowed by

the General Plan FAR requirements.

- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There will be a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The proposed personal training studio will be conditioned to operate with a maximum occupancy of six people during regular business hours to avoid parking and noise impacts.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and will not be affected. As conditioned, all training will be restricted to inside the tenant space.
 3. The project complies with performance standards described elsewhere in this Zoning Code, and is conditioned to operate as described in this staff report.
 4. The use is consistent with the General Plan in that a personal training (fitness) studio is considered a compatible use in the Industrial Park land use designation with approval of a Minor Conditional Use Permit.
 5. This zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- Plng. 1. The use shall be limited to one-on-one personal fitness training with a maximum of two trainers/six occupants within the suite at any one time as described in this staff report. Any change in the operational characteristics including, but not limited to, type of service provided or addition of group classes will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.

2. All uses shall be conducted within the tenant space (underroof). There shall be no assembly of students outside the tenant space.
3. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing the occupancy and/or operating hours of the business.
4. The parking spaces on site shall remain unobstructed and available for customer and employee parking.
5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
6. Occupancy of the tenant space shall be limited to six people (students and instructors).
7. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute appropriate security and operational measures are necessary to comply with this requirement.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

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|-------|--|
| Plng. | <ol style="list-style-type: none">1. Approval of the zoning application is valid for one year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| Bldg. | <ol style="list-style-type: none">3. Comply with the requirements of the following adopted codes: 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building code, California Electrical code, California Mechanical code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with |

- chapter 11B of the 2013 California Building Code.
- Bus. 4. All contractors and subcontractors must have valid business licenses to do
Lic. business in the City of Costa Mesa. Final inspections, final occupancy and
utility releases will not be granted until all such licenses have been
obtained.
5. Business license shall be obtained prior to the initiation the business.
- Trans. 6. The applicant shall submit a \$3,439 Traffic Impact Fee to the
Transportation Division prior to the effective date of the Minor Conditional
Use Permit. The fee is required to fulfill mitigation of off-site traffic impacts
pursuant to the prevailing schedule of charges adopted by the City Council.
The traffic impact fee is calculated and includes credits for existing uses.
NOTE: The Traffic Impact Fee will be recalculated at the time of issuance
of the Minor Conditional Use Permit based upon any changes in the
prevailing schedule of charges adopted by the City Council and in effect at
that time.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary
District at 949.645.8400 for current district requirements.
- AQMD 3. Applicant shall contact the Air Quality Management District (800) 288-7664
for potential additional conditions of development or for additional permits
required by AQMD.

Arreguin Elite Fitness, S Corp.

747 Turtle Crest Drive

Irvine, Ca. 92603

Antonio Gardea

October 22, 2014

Senior Planner

City of Costa Mesa

77 Fair Drive

Costa Mesa, Ca. 92628

Dear Antonio:

As discussed during our phone calls and meeting, I would like to apply for a Minor Conditional Use Permit for Unit 105 at 3100 Airway Avenue, Costa Mesa, 92626. We would like to change the use from an office space to a personal one-on-one fitness studio with a maximum amount of two clients and two trainers per hour. Personal training would be by appointment only and the hours of operation would be from 5:00 a.m. to 7:00 p.m., Monday through Friday; and Saturday at 8:00 a.m. to 12:00 p.m. and closed on Sundays.

I do not believe the above changes will have a negative impact on the adjacent properties.

Arreguin Elite Fitness, S Corp.

By: _____

Alex Arreguin, Principal

Arreguin Elite Fitness, S Corp.

747 Turtle Crest Drive

Irvine, Ca. 92603

Antonio Gardea

October 23, 2014

Senior Planner

City of Costa Mesa

77 Fair Drive

Costa Mesa, Ca. 92628

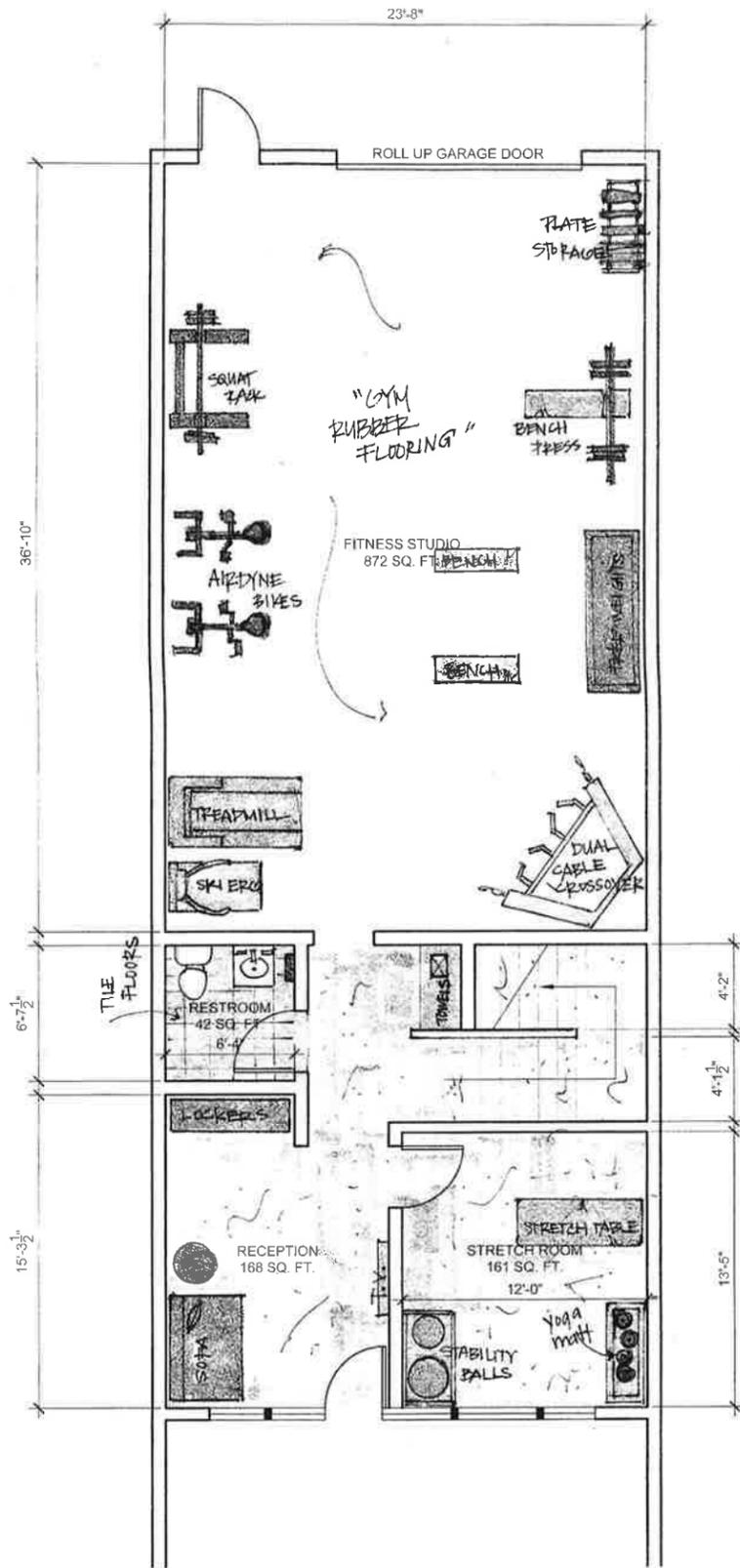
Hi Antonio:

I am requesting approval for a minor conditional use permit (MCUP) to change the existing use at 3100 Airway Avenue, Suite 105, Costa Mesa, and Ca. Currently the property is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial, but I would like to change it to a private fitness studio. I believe the change in use will not negatively impact the surrounding buildings. It will not be detrimental to the public health, safety or welfare, nor be materially injurious to property or improvements in the vicinity. The building currently allows four parking spots per office, which is all the parking space that we will need for the fitness studio with maximum of two clients and two trainers for sixty minutes. The one-on-one training is very intimate; therefore, it won't create any excess noise to neighboring buildings. Other spaces that have been granted zoning changes similar to my request include Equilibrium Personal Training Studio located on West 16th Street and Superior Avenue. The total square footage of the space is 2,304 and the proposed use for Arreguin Elite Fitness includes: a workout area in warehouse of 872 square feet that will have cardio machines and free weights. The other remaining area on the first floor includes a reception/physical assessment space of 329 square feet. The second level will remain offices for the two trainers. There will not be any exterior modifications, only cosmetic changes to the interiors including; new carpet, new paint, new cabinets and replacing old plumbing fixtures with new ones. The use is allowed within the applicable zoning district and complies with all other applicable provisions as specified in Objective LU-1F .2 of the General Plan Land Use Element.

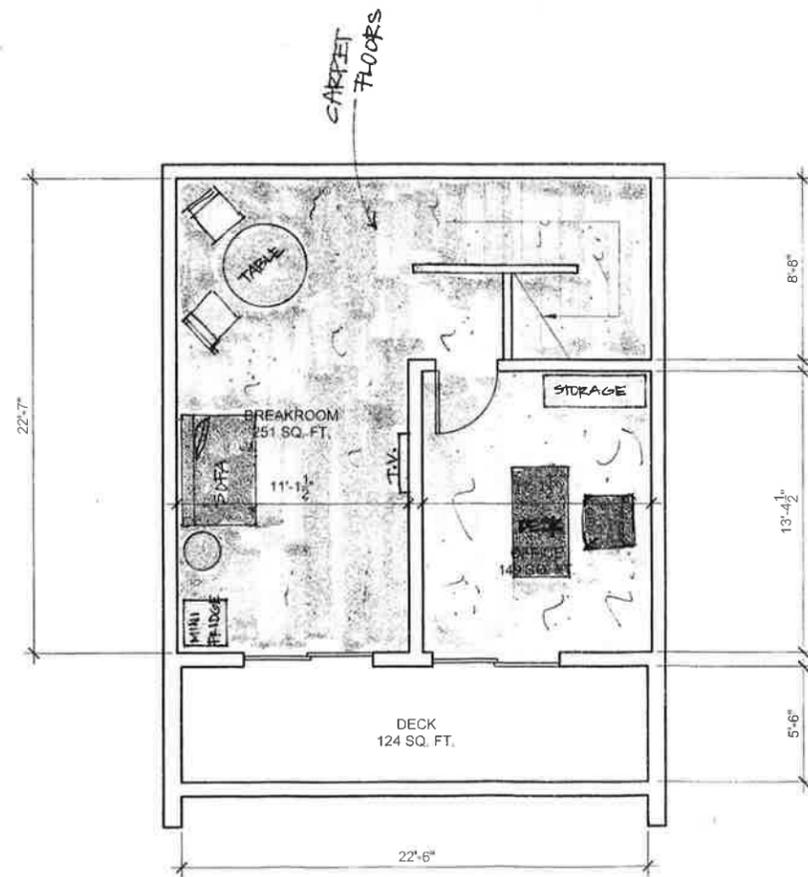
Arreguin Elite Fitness, S Corp.

By:  _____

Alex Arreguin, Principal



FIRST FLOOR
SCALE: 1/4" = 1'-0" **A**



SECOND FLOOR
SCALE: 1/4" = 1'-0" **B**



NUMBER OF DWELLING UNITS: 7
 AREA OF OPEN SPACE: 126 SQ. FT.
 TOTAL AREA FIRST FLOOR: 1,422 SQ. FT.
 TOTAL AREA SECOND FLOOR: 653 SQ. FT.
 TOTAL AREA BOTH FLOORS: 2,075 SQ. FT.

REVISIONS	
DATE	DESCRIPTION
10/21/14	PRELIMINARY REVIEW

Taylynn Michel Interior Design
 3700 Newport Blvd, Unit 105
 Newport Beach, CA, 92663
 949.412.7731
 www.TaylynnMichel.com

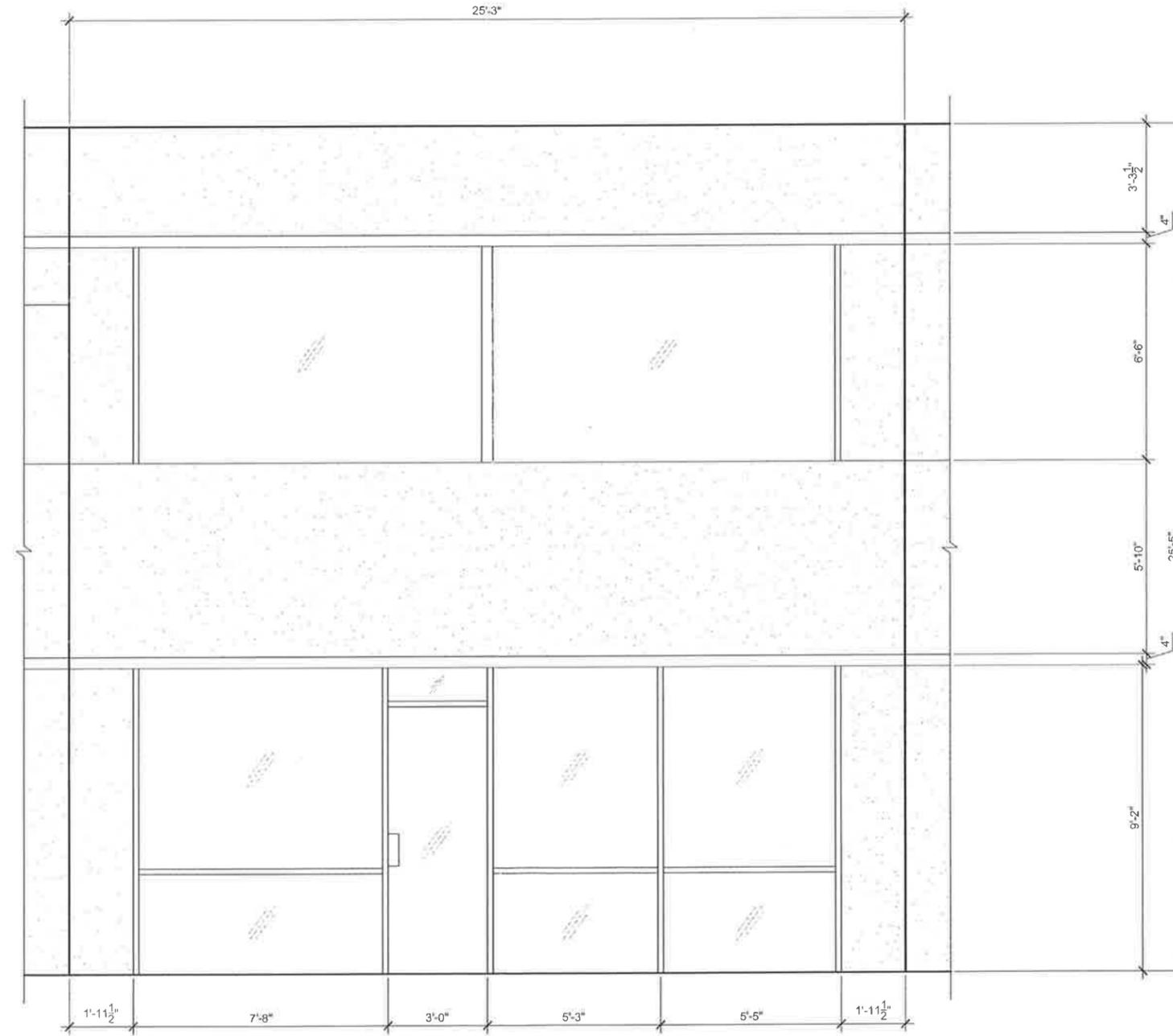
Client Name:
 ARREGUIN ELITE FITNESS
 3100 AIRWAY, #105
 COSTA MESA, CA 92626

Project Name:
 OFFICE REMODEL

A1
 FLOOR PLAN

DESIGNER: TAYLYNN SNYDER

SCALE: AS NOTED



ELEVATION A
SCALE: 1/2" = 1'-0"

NOTE: ALL DIMENSIONS AND LAYOUT TO BE FIELD VERIFIED AND APPROVED BY OWNER PRIOR TO ANY FABRICATION OR CONSTRUCTION. DIMENSIONS ARE BASED ON PHOTOGRAPHS AND MAY NOT BE ACCURATE IN ANY AND ALL CASES.

REVISIONS

DATE	DESCRIPTION
10/21/14	PRELIMINARY REVIEW

Tayllyn Michel Interior Design
3700 Newport Blvd, Unit 105
Newport Beach, CA, 92663
949.412.7731
www.TayllynMichel.com

Client Name:
ARREGUIN ELITE FITNESS
3100 AIRWAY, #105
COSTA MESA, CA 92626

Project Name:
OFFICE REMODEL

A2
ELEVATION

DESIGNER: TAYLYNN SWYDER

SCALE: AS NOTED