



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, BARRY CURTIS, AND JENNIFER LE
FROM: MINOO ASHABI, ACTING ZONING ADMINISTRATOR *MA*
DATE: FEBRUARY 22, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at minoo.ashabi@costamesaca.gov if you have any questions or would like further details.

ZA-17-46 A1
(ZA-18-02)

401 EAST 17TH STREET

First amendment to Zoning Application ZA-17-46 which allowed a bakery (Baguette Me) to operate, with less than 300 square feet of public area, in a multi-tenant center where 30 percent or more of the tenants are similar businesses (i.e., establishments where food or beverages are sold with less than 300 square feet of public area). The purpose of the amendment is to allow six bar stools and a counter for customer waiting and/or eating; no outdoor seating is proposed. The use is located within 200 feet of residentially zoned property. The bakery is currently approved to operate seven days a week, 7 AM to 8 PM, for customer service; food preparation will begin at 4 AM daily.

Approved, subject to conditions of approval.

Comments received: One in support.

ZA-17-49

112 AND 126 ROCHESTER STREET

A request to deviate from shared parking requirements due to unusual operating characteristics for a fitness studio. The proposed use will occupy a 10,400-square-foot standalone commercial building with a maximum number of 45 people in the facility at any one time (including clients, trainers, and other staff). The proposed use offers yoga/fitness classes and "single person" wellness treatments and support services on an appointment only basis. The proposed hours of operation are seven days a week,

6 AM to 9 PM. Classes shall not be held concurrently; a 15-minute gap is proposed between classes.

Approved, subject to conditions of approval.

Comments received: None.

COLGAN, JULIE

Subject: ZA-17-46 A1 (ZA-18-02)

From: Diane Scioli [<mailto:dscioli@sbcglobal.net>]

Sent: Wednesday, February 14, 2018 10:54 AM

To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costa-mesa.ca.us>

Subject: ZA-17-46 A1 (ZA-18-02)

Dear Planning Commission,

I am within 500' of the address associated with the above Zoning Application. I am enthusiastically **in support** of the business the applicant wishes to open and I know she will do well given the busy nature of 17th Street and the similar businesses nearby. East 17th Street seems to be the gastronomic hub of Costa Mesa!

As part of the Zoning Administrator's decision, I would like to request that deliveries and maintenance to the business be limited to before 10 pm and after 7 am to minimize noise impacts to residential neighbors. I appreciate the opportunity to be heard.

Thank you
Diane Scioli
1671 Tustin Ave., C-4
Costa Mesa CA 92627



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 22, 2018

Laura Leonard
204 East 17th Street, Suite 202
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-17-46 A1 (ZA-18-02)
AMENDMENT TO ALLOW SEATING IN A BAKERY WITH LESS THAN 300
SQUARE FEET OF PUBLIC AREA
401 EAST 17th STREET, SUITE A2, COSTA MESA**

Dear Mrs. Leonard:

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). Due to the City Hall holiday closure, the decision will become final at 5:00 p.m. on March 1, 2018, 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, Katelyn Walsh, at (714) 754-5276, or at katelyn.walsh@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval and Code Requirements
 Business Description
 Approved Conceptual Plans
 Shared Parking Demand

cc: Engineering CA-RSJ Holdings, LLC
 Fire Protection Analyst 204 East 17th Street, # 202
 Building Safety Division Costa Mesa, CA 92627

PROJECT DESCRIPTION

The subject property is located at the southeast corner of East 17th Street and Tustin Avenue. The site has a zoning designation of C1 (Local Business District) and a General Plan land use designation of General Commercial (GC). Properties abutting the project site have General Commercial General Plan land use designations and are zoned C1. Physical on-site improvements include a 7,125 square foot multi-tenant building with 29 on-site parking spaces. The site provides two points of ingress/egress, one located on East 17th Street and the other located on Tustin Avenue.

On December 21, 2017, the Zoning Administrator approved Zoning Application ZA-17-46 which allowed a bakery (Baguette Me) to operate, with less than 300 square feet of public area, in a multi-tenant center where 30 percent or more of the tenants are similar businesses (i.e., establishments where food or beverages are sold with less than 300 square feet of public area). The bakery is currently approved to operate seven days a week, 7 AM to 8 PM, for customer service; food preparation will begin at 4 AM daily.

The applicant requests approval of a minor conditional use permit (MCUP) to modify Zoning Application ZA-17-46 to allow six bar stools at a counter for customer seating; no outdoor seating is proposed.

ANALYSIS

Previous Entitlement

Minor Conditional Use Permit ZA-17-46 was required to ascertain any parking impacts that may be generated because of multiple small food establishments with the potential for the same peak time of operation without the higher parking ratio normally associated with food uses (4 spaces per 1,000 square feet of gross floor area retail ratio required versus 10 spaces per 1,000 square feet of gross floor area).

The staff report for the previous project can be found at the following link:

<https://www.costamesaca.gov/Modules/ShowDocument.aspx?documentid=28419>

Parking

The applicant is requesting an amendment to the zoning application to allow six bar stools at a counter for customer seating. As proposed and conditioned, there will be no outdoor seating. Based on the retail parking ratio, the subject suite is credited with 5 parking spaces. Overall, the project site currently exceeds the parking requirements for a commercially-zoned property: The site contains a total of 7,125 square feet of building area on-site, which requires a total of 26 parking spaces; 29 spaces exist on-site.

Based on the shared parking study prepared for the project site, even with the proposed seating, the shared parking demand does not exceed the total parking provided on-site

during weekdays or weekends. Further, because the size of the public area of the bakery will not be increased with the addition of the seating -- will continue to be less than 300 square feet, no additional parking is required to add the proposed indoor seating. Additionally, the applicant proposes to install a bike rack for customers who will bike to the site. (The City allows application of a one parking space credit when bike racks are provided.) Consequently, as excess parking is available, it is not expected that the proposed seating, as conditioned, will cause any parking concerns.

In reviewing the request for indoor seating, staff believes that an additional food use with customer seating will not result in a parking impact within the center due to the existing tenant mix. Other approved uses at the project site include various retail uses and a dance studio (approved through ZA-06-36 and parked, therefore, at the retail ratio). Although 33 percent of the retail center is comprised of small food establishments, the request for bakery seating will only result in two small food establishments in the center—one with limited seating. Consequently, it appears the proposed seating will not adversely impact 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, modifying days and/or hours of the business.

General Plan Consistency

The General Plan land use designation of the property is General Commercial. The General Commercial land use designation is intended to permit a wide range of commercial uses, which serve both local and regional needs, including retail and food uses. As proposed and conditioned, seating is limited to six bar stools at a counter; no outdoor seating is proposed. Although 33 percent of the retail center is comprised of small food establishments, there are only two small food establishments in the center – one with limited seating. Due to proximity of the subject property to residential uses, it is anticipated that the majority of customers will either walk or bike to the site. Therefore, the proposed seating will support the needs of residential segments of the community, consistent with Land Use Policy LU-3.1. Further, the anticipated parking demand does not exceed the total parking provided on-site during weekdays or weekends. Conditions of approval require that a bike rack be installed on-site, to provide credit for an additional parking space as permitted by Code. Therefore, the proposed seating should not generate parking impacts on the subject property unusual for a commercially-zoned property.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. As proposed and conditioned, the proposed bakery seating is compatible and harmonious to the surrounding site developments that exist or have been approved for the general neighborhood based on excess total parking provided on-site during weekdays or weekends per the shared parking demand. Although 33 percent of the retail center is comprised of small food establishments consisting of less than 300 square feet of public area, there are only two small food establishments in the center – one with limited seating. Further, no additional parking is required as a result of the proposed seating. Additionally, a bike rack will be installed on-site, to provide credit for an additional parking space as permitted by Code. Therefore, the proposed seating will not generate parking impacts on the subject or surrounding properties.

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.

3. The proposed bakery seating complies with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.

4. The bakery is considered a general business use. The General Plan permits a wide range of commercial uses within the property's General Commercial land use designation. Therefore, approval of the minor conditional use permit to allow seating for the bakery supports a use consistent with the General Plan. This is also based on the project site currently exceeding the parking requirements for a commercially-zoned property.

5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

B. 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. Based on the shared parking demand for the project-site, the shared parking demand does not exceed the total parking provided on-site during weekdays or weekends. Although 33 percent of the retail center is comprised of small food establishments consisting of less than 300 square feet of public area, there are only two small food establishments in the center – one with limited seating. Further, no additional parking is required as a result of the proposed seating. Additionally, a bike rack will be installed on-site, to provide credit for an additional parking space as permitted by Code. Therefore, as conditioned and proposed, the seating will not generate parking impacts on the subject or surrounding properties.

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.

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. The proposed bakery seating supports a food or beverage establishment use which is a permitted use in the General Commercial land use designation for the property. As such, the proposed seating, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for commercially-zoned properties.

- 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 the type of operation described in this staff report: A bakery, with less than 300 square feet of public area with indoor customer seating consisting of a counter with a maximum of six bar stools, located within 200 feet of residentially-zoned property. Hours of operation for customer service is seven days a week, 7 AM to 8 PM; food preparation and baking will begin at 4 AM daily. Any change in the operational characteristics including, but not limited to, increased hours of operation, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
2. A copy of the conditions of approval for the minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
3. With the exception of customer seating, all other conditions of Approval of Planning Application ZA-17-46 shall remain in effect.
4. No outdoor seating is permitted.
5. One hoop bike rack shall be installed and meet Transportation's specifications for materials, finishes, and placement:

Materials

1.5" schedule 40 uncoated pipe (1.90" OD)

Installation Methods: In-ground mount is embedded into concrete base.

Flange mount has two 2.5" x 6" x .25" feet - 4 anchors.

Finishes

A rubbery PVC dip. Blue is standard.

Hoop Bike Rack

A. Setbacks

1. Wall Setback: For Hoops set parallel to the wall, a minimum of 24" should be left between the wall and the rack. 36" is the recommended setback. For Hoops installed perpendicular to the wall, a 28" setback is the minimum distance. 36" is recommended.
2. Distance Between Racks: 24" is the minimum distance between racks. 36" is recommended.
3. Street Setback: 24" is the minimum distance between the street and the rack. 36" is recommended.

The foot-mounted Hoop Rack has a 2.5" x 6" x .25" foot which is installed onto a concrete base with 4 masonry anchors. The foot-mounted Hoop Rack is generally less expensive to install and easier to remove than the in-ground mount model, while still maintaining the same degree of security.

6. 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, modifying days and/or hours of the business.
7. 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.
8. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
9. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

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.

- Plng. 1. Approval of the zoning application is valid for two (2) years from the effective date of this approval (March 1, 2018) and will expire at the end of that period (March 1, 2020) unless applicant establishes the use by one of the following

actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 3. Truck deliveries shall not occur anytime between 8 PM and 7 AM.
 4. All uses shall be conducted underroof.
- Bldg.
3. Comply with the requirements of the following adopted codes: 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 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 2016 California Building Code.
 4. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved architectural plans.
 6. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.
 7. Provide a plan to the County of Orange Health Department for review and approval.
- Bus.
Lic.
8. All contractors and subcontractors must have valid business licenses to do 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.
 9. Business license shall be obtained prior to the initiation the business.
- Trans.
10. The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to issuance of Building Permits. The fee is required in an amount determined by the Transportation Division pursuant to the prevailing schedule of charges adopted by the City Council. The fee is calculated with consideration of standardized trip generation ratios for proposed uses and includes credits for existing uses. NOTE: The fee will be calculated at the time

issuance of Building Permits based upon the prevailing schedule of charges in effect at that time.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD 1. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000

Or visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

401 E. 17th Street
Suite A-2
Costa Mesa, CA 92627

January 17, 2018

City of Costa Mesa, Development Services Department
77 Fair Drive
Costa Mesa, CA 92628

City of Costa Mesa:

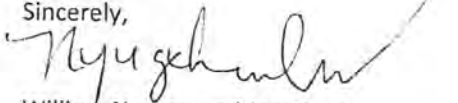
Baguette Me, a Vietnamese Bakery, (approved under MCUP ZA-17-46) is requesting approval to add a Counter and Six (6) Stools for seating. The purpose of the added seating is for customer seating while waiting for their order or the customer that wants to eat their pastry/sandwich on premise.

We believe that the majority of our customers coming from neighboring businesses and homes will either walk or bicycle or place orders to go. We would anticipate anyone wanting to eat on premise would be here for a very limited period of time. The Landlord is planning to install a Bicycle Rack for the convenience of those bicycling to the shopping center.

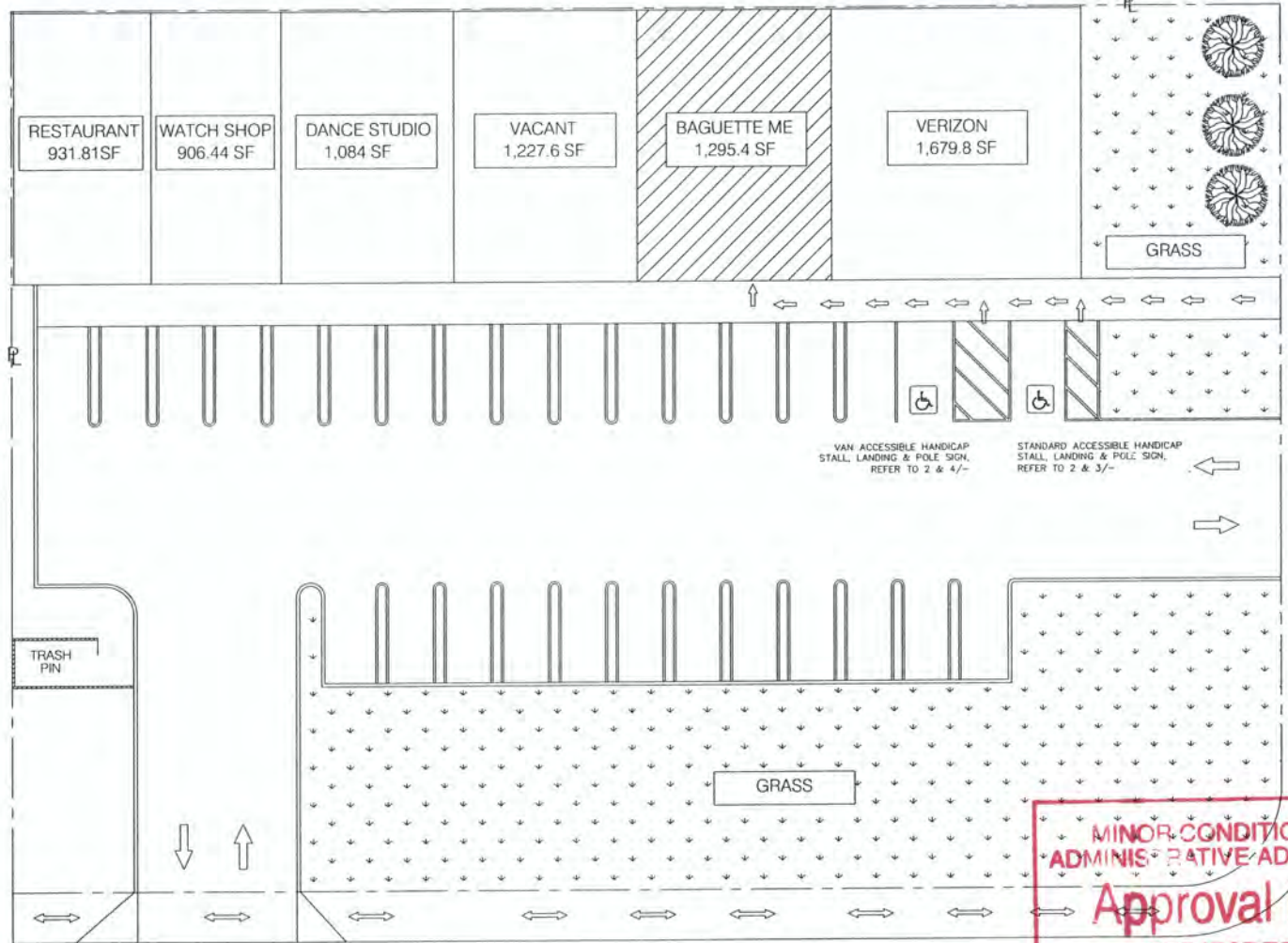
We do not believe that this will create a parking issue for the shopping center. Most all of the businesses that are existing and the new ones coming in (Verizon, Dry Cleaners), do not have customers that park for any length of time. If a parking issue should arise we would work with the Landlord and adjacent businesses on various solutions.

Thank you in advance for your consideration.

Sincerely,



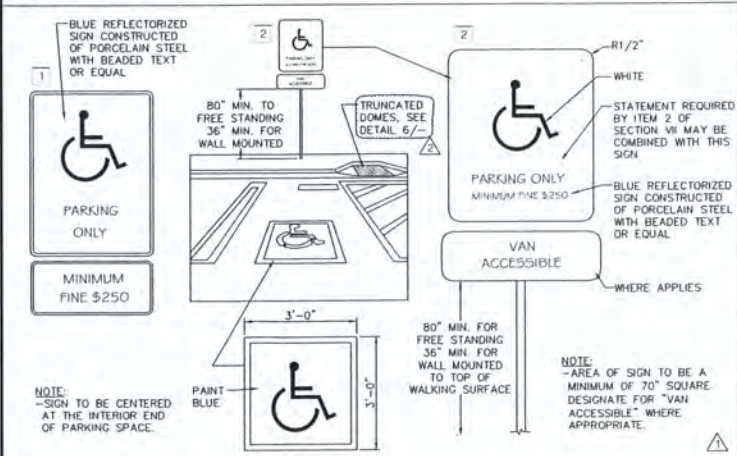
William Nguyen and Jen Pham
Owners/Managers



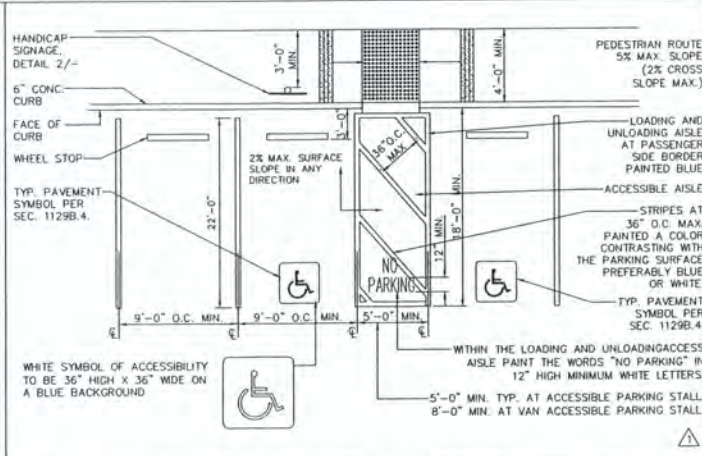
- NO SET BACK
- NO OFF STREET PARKING
- LOT SIZE: 28,000 S.F.
- PARKINGS: 29 SPACES (2 H/C SPACES)
- TOTAL BUILDING AREA: 7,224 S.F.
- OPEN SPACE: 9547 S.F.
- DRIVEWAY AND PARKING: 11,120 S.F.

MINOR CONDITIONAL USE PERMIT
 ADMINIS. P. ADJUSTMENT NO. 2A-18-02
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY *Katlyne Walsh* DATE 2/22/18

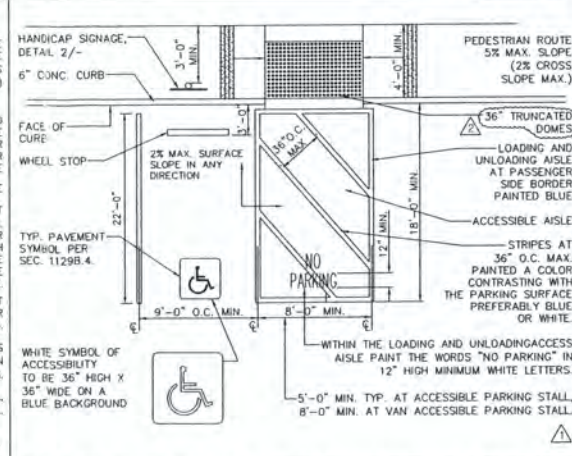
SITE PLAN



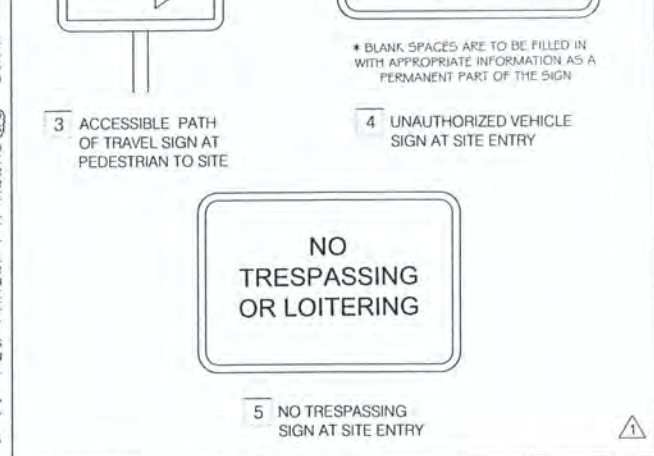
HANDICAP SYMBOL @ PARKING STALL SCALE N.T.S. 2



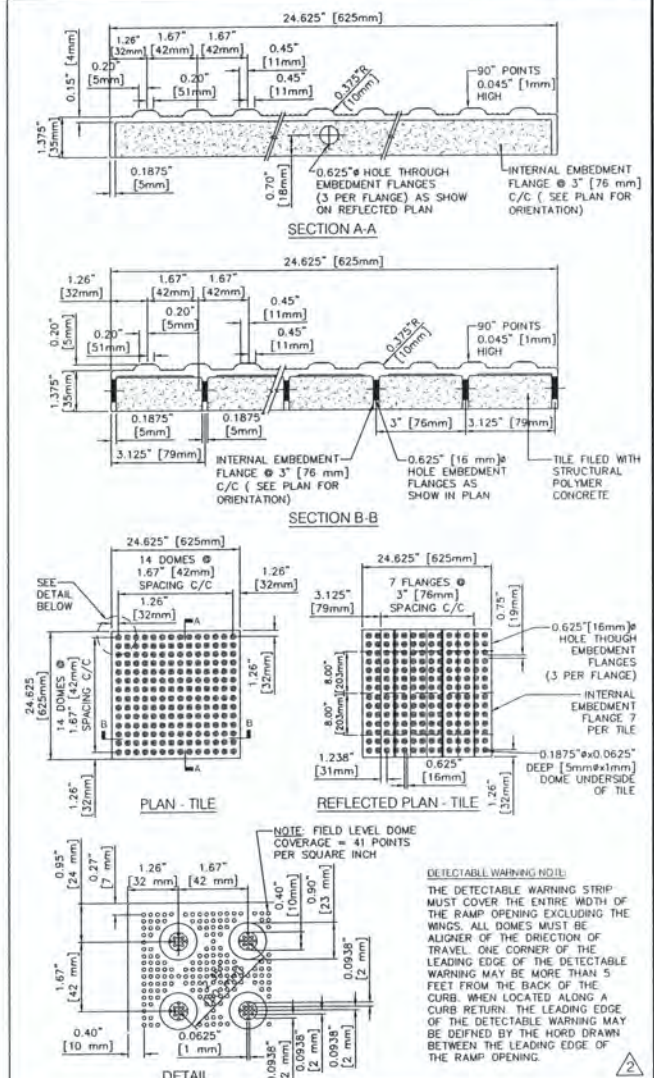
STANDARD ACCESSIBLE PARKING SCALE N.T.S. 3



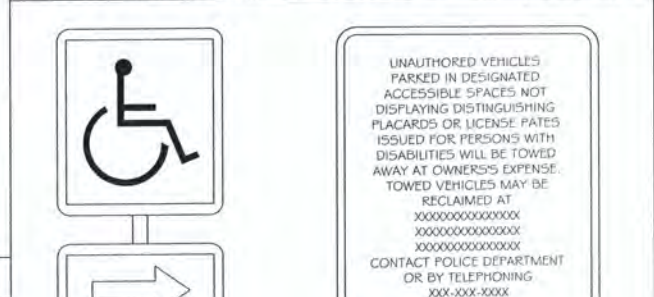
VAN ACCESSIBLE PARKING SCALE N.T.S. 4



PARKING/SITE PLAN SCALE N.T.S. 5



TRUNCATED DOME TACTILE SCALE N.T.S. 6



3 ACCESSIBLE PATH OF TRAVEL SIGN AT PEDESTRIAN TO SITE

4 UNAUTHORIZED VEHICLE SIGN AT SITE ENTRY

5 NO TRESPASSING SIGN AT SITE ENTRY

DESIGN CONCEPT & CONSTRUCTION
 STATE LIC. # 593686
 (714) 499-4459
 14371 STARFISH ST., WESTMINSTER, CA. 92683

| PRINTS ISSUED AND/OR REVISIONS | DATE | REVISION |
|--------------------------------|------------|-----------------------|
| DELTA | 09/06/2017 | PLAN CHECK CORRECTION |
| A | 10/23/2017 | PLAN CHECK CORRECTION |

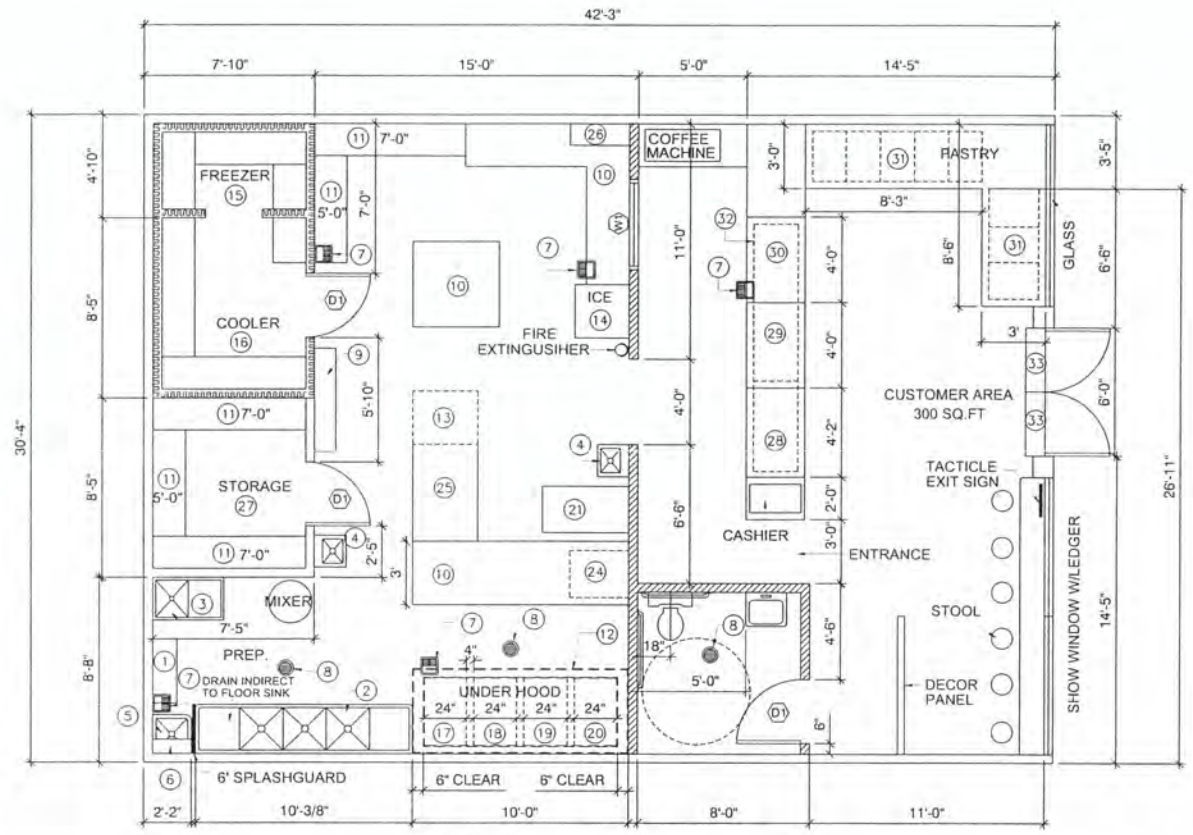
THIS DRAWING, ITS DESIGN AND CONCEPT IS THE PROPERTY OF DESIGN CONCEPT & CONSTRUCTION. IT IS NOT TO BE REPRODUCED, COPIED OR LOANED IN PART OR WHOLE, WITHOUT WRITTEN PERMISSION.

BAGUETTE ME
 401 EAST 17TH STREET, STE # A2
 COSTA MESA, CA 92627

SHEET TITLE

SITE PLAN

| | |
|----------------|------------|
| DRAWN BY | SHEET NO |
| SCALE AS NOTED | A-1 |
| DATE | OF |
| JOB NO. | |



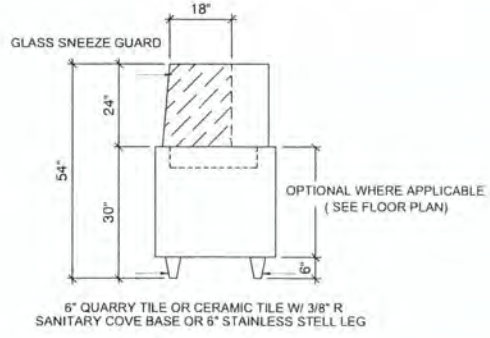
FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

- NEW WALL 3-5/8" 25 GA. MTL STUD WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- INSULATED WALL

NOTES:

- THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM FLOOR OR GROUND FLOOR, AND AT LEAST 36" LONG. DEPTH OF COUNTER TO BE NOT LESS THAN 19" FOR KNEE CLEARANCE AND NOT MORE THAN 24" FOR SIDE ARM REACH. SECTION 1122B.4.
- ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED SIX (6) INCH HIGH, EASILY CLEANABLE LEGS, COMMERCIAL CASTORS, OR COMPLETELY SEALED IN POSITION ON A FOUR (4) INCH HIGH CONTINUOUSLY COVERED BASE OR CONCRETE CURB TO FACILITATE EASE OF CLEANING.
- SHELVES, FIXTURES, ETC. WITH HEIGHT EQUAL TO OR LESS THAN 5'-0" - PROVIDE FRAMING AND ATTACHMENT DETAILS AND STRUCTURAL CALCULATIONS BY A CALIFORNIA LICENSED CIVIL/STRUCTURAL ENGINEERS.
- EXITWAYS SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL. CBC 1006.2.
- PLANS FOR THE FIRE EXTINGUISHING SYSTEM MUST BE REVIEWED BY THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.
- TRAP PRIMER IS REQUIRED FOR ALL NEW FLOOR DRAINS & FLOOR SINKS.
- NEW SEWER LINES TO BE ABS.
- SUSPENDED CEILING IS EXISTING.
- THE AIR CURTAIN MUST PRODUCE AN AIR VELOCITY OF AT LEAST 1600 FEET PER MINUTE, AS MEASURE THREE (3) FEET ABOVE THE FLOOR. AIR CURTAIN DEVICES MUST BE PERMANENTLY WIRED AND INSTALLED WITH A SELF-ACTIVATING SWITCH, SO THAT THE DEVICE WILL AUTOMATICALLY OPERATE WHENEVER THE DOOR OPENS.
- THE ELECTRIC EQUIPMENT UNDER THE TYPE 1 HOOD SHALL SHUT DOWN UPON ACTIVATION OF THE HOOD AND DUCT FIRE PROTECTION SYSTEM.



EQUIPMENT SCHEDULE

ALL EQUIPMENT SHALL BE NSF-APPROVED. REFRIGERATOR WALK-IN COOLER SHALL MEET NEW NSF STANDARD 7

| ITEM | DESCRIPTION | NSF UL ETL CERT. | QTY. | MAKE | PLUMBING | | | REMARK |
|------|-------------------------------------|------------------|------|------------------------------|----------|-----|-----|---|
| | | | | | CW | HW | WST | |
| 1 | WATER HEATER | | | RHEEM ECOH2000LVN-1 | 1/2 | 1/2 | 2 | TANK LESS 199,000 BTU |
| 2 | 3 COM SINK | NSF | 1 | SINK 2424-3T-2D | | | | 18 x 18 x 18 |
| 3 | PREP SINK | NSF | 1 | SINK-18-IT-L | 1/2 | 1/2 | 2 | 39 x 24 1 TUB T OR L |
| 4 | HAND SINK | NSF | 1 | SINK-HAND-HS-0810-WG | 1/2 | 1/2 | 2 | |
| 5 | MCP SINK | NSF | 1 | SINK 2424 | 1/2 | 1/2 | 2 | 24 x 24 |
| 6 | CHEMICAL RACK | | | | | | | |
| 7 | FLOOR SINK | NSF | 7 | | | | | |
| 8 | FLOOR DRAIN | NSF | 3 | | | | | |
| 9 | LOCKERS | | | | | | | 6" SS LEG |
| 10 | WORK TABLE | NSF | 1 | JOHN BOOS JNS10 | | | | 6" SS LEG |
| 11 | SHELVING | NSF | | 3 TIER | | | | |
| 12 | HOOD | NSF | 1 | SEE MECHANICAL M-2 | | | | |
| 13 | MAKE-UP AIR | UL | 1 | SEE MECHANICAL M-2 | | | | |
| 14 | ICE MACHINE | NSF UL | 1 | ICE-O-MATIC 4300 | | | | 110 V 1/2" WATER 6" SS LEG |
| 15 | FREEZER | | | | | | | WALK IN |
| 16 | COOLER | | | | | | | WALK IN |
| 17 | CONVECTION OVEN | NSF | 1 | BLOGETY ZEPH - 200 | | | | 1/2" GAS AND 110V/BA 38Wx37D 100K BTU 6" SS LEG |
| 18 | DEEP FRY | ETL | 1 | AVANTCO FF 300 | | | | 1" GAS. 150K BTU |
| 19 | CHARBROILER | NSF UL | 1 | WELLS HOCB 2430 | | | | 1/2" GAS. 24 W 80K BTU 6" SS LEG |
| 20 | 4 BURNERS | NSF | 1 | IMPERIAL | | | | 1" GAS. 24 W 155K BTU 6" SS LEG |
| 21 | PROOFER | NSF | 1 | METRO C519-CFC-U | | | | 110V/20A 26W x 31D 6" SS LEG |
| 22 | PLANETARY MIXER | NSF | 1 | GLOBE SP 30 | | | | 110V/15A 24W x 24D x 51H |
| 23 | DOUGH SHEETER | ETL | 1 | DOYON DL18DP | | | | |
| 24 | FOOD SLICER | ETL | 1 | GERMAN KNIFE GS 12LD | | | | 110V/BA 25L x 21D x 19H |
| 25 | FOOD PREP TABLE | ANSI-N6F | 1 | TRUE TSSU - 72 - 18 | | | | 110V/BA 72W x 32D 6" SS LEG |
| 26 | HOT WATER | | | BLOOMFIELD 1222 | | | | 110V/ 15A |
| 27 | STORAGE | | 1 | | | | | |
| 28 | COLD SHOWCASE | NSF | 1 | CGB 50 MASTER - BILT CGB | | | | 110V/ 1A 50L x 35D x 49H 6" SS LEG |
| 29 | COLD TABLE | UL | 1 | TSSU-72-18 (TRUE) | | | | 110V/BA 6" SS LEG |
| 30 | STEAM TABLE | NSF | 1 | YOLLRATH MODEL 36368 | | | | 110V/BA 6" SS LEG |
| 31 | FOOD GLASS CONTAINER WITH GLASS LID | | | | | | | PACKED FOOD |
| 32 | SNEEZE GUARD | | | | | | | CUSTOM MAKE WITH 1/2" GLASS 18" MIN HEIGHT |
| 33 | AIR CURTAIN | ETL UL | | GLOBAL 36" AIRCURTAIN 246608 | | | | |

FINISH SCHEDULE

| | FLOOR | | | | BASE | | WALLS | | | | CEILING | | | COUNTER SURFACE | NOTES | | | | | | | | |
|-----|-----------------------------|---------------------------|---------------------|----------------------|-----------|---|---------------------|-------------------------------|------------------|----------------|--|-------------|-------------------------|-------------------------|-------|---------------------|----------------|-------------|--------------|----------------------|------------------------------------|---------------------------------------|---------|
| | WOOD FLOORING | STAINED CONCRETE FLOORING | 6" X 6" QUARRY TILE | PORCELAIN FLOOR TILE | WOOD BASE | QUARRY TILE (6" HIGH) 3/8" R SANITARY COVE BASE | TILE WITH COVE BASE | VCT TOP SET COVE BASE 6" HIGH | PAINTED WASHABLE | GYP BD PAINTED | FIBERGLASS REINF PANEL (FRP) OR SEM GLOSS ENAMEL | SS FLASHING | TILE 4" X 4" DIV GYP BD | TILE 3" X 6" DIV GYP BD | | VINYL FACE WASHABLE | GYP BD PAINTED | ACOUST TILE | STAINED WOOD | OPEN CEILING PAINTED | SOLID SURFACE QUARTZ RESIN COUNTER | SOLID SURFACE ACRYLIC POLYMER COUNTER | FORMICA |
| 101 | ENTRANCE | | | X | | | X | | | X | | | | | | | | | X | | | | |
| 102 | CUSTOMER AREAS | | | | X | | X | | | X | | | | | | | | | X | | | | |
| 103 | FOOD PREP AREAS | | X | | | X | | | | | X | | | | X | | | | | | | | |
| 104 | FOOD SERVICE AREA (COUNTER) | | X | | | | X | | | | X | | | X | | | | | | | | X | |
| 105 | STORAGE AREA | | X | | | | X | | | | | | | X | | | | | | | | | |
| 106 | DISHWASHING | | X | | | | X | | | | X | | | | | | | | | | | | |
| 107 | JANITORIAL | | X | | | | X | | | | X | | | | | | | | | | | | |
| 108 | RESTROOM(S) | | X | | | | X | | | | X | | | X | | | | | | | | X | |
| 109 | SELF SERVICE AREA | | X | | | | X | | | | X | | | | | | | | X | | | X | |
| 110 | SERVER STATIONS | | X | | | | X | | | | X | | | X | | | | | | | | X | |

DESIGN CONCEPT & CONSTRUCTION
STATE LIC. # 593686
(714) 499-4459
14371 STARSIA ST., WESTMINSTER, CA 92683

PRINTS ISSUED AND/OR REVISIONS
DELTA REVISION DATE
DATE
A 08/06/2017 PLAN CHECK CORRECTION
A 10/23/2017 PLAN CHECK CORRECTION

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BAGUETTE ME
401 EAST 17TH STREET., STE # A2
COSTA MESA, CA 92627

SHEET TITLE
FLOOR PLAN

DRAWN: CN SHEET NO.
A-2

SCALE
DATE
JOB NO.

**SHARED PARKING DEMAND
MIXED USE DEVELOPMENT**

| USE | Office | | Banks (Sq. Ft.) | Medical Office (Sq. Ft.) | Retail (Sq. Ft.) | Restaurant | | Theaters and Cinemas (seats) | Hotel/Motel | | Conference/Convention | | Residential | | | | Guest (total units) | Total Parking Demand by Hour | | |
|--------------------|-----------------------|-----------------------|--------------------|--------------------------------|---------------------|---------------------|------------------|---------------------------------------|---------------------|------------------|-----------------------|------------------|---------------------|----------------------|----------------------|-----------------------|---------------------------|---------------------------------------|-----------------|----------|
| | <100,000 (Sq. Ft.) | >100,000 (Sq. Ft.) | | | | 1st 3K (Sq. Ft.) | >3K (Sq. Ft.) | | 1st 3K (Sq. Ft.) | >3K (Sq. Ft.) | 1st 3K (Sq. Ft.) | >3K (Sq. Ft.) | Bachelor (units) | 1 bedroom (units) | 2 bedroom (units) | 3+ Bedroom (units) | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | 0.00 | 0.00 | 0.00 | 0.00 | 4933.16 | 876.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| PEAK DEMAND | 0.00 | 0.00 | 0.00 | 0.00 | 19.73 | 8.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 28.50 | |
| WEEKDAY | | | | | | | | | | | | | | | | | | | Weekdays | |
| 6:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6:00 AM |
| 7:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 1.58 | 0.18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.75 | 7:00 AM |
| 8:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 3.35 | 0.44 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 3.79 | 8:00 AM |
| 9:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 7.89 | 0.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8.77 | 9:00 AM |
| 10:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 12.83 | 1.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 14.58 | 10:00 AM |
| 11:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 16.38 | 2.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19.01 | 11:00 AM |
| NOON | 0.00 | 0.00 | 0.00 | 0.00 | 18.15 | 4.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 22.54 | NOON |
| 1:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 18.75 | 6.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 24.88 | 1:00 PM |
| 2:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 18.15 | 5.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23.41 | 2:00 PM |
| 3:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 17.76 | 5.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23.02 | 3:00 PM |
| 4:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 16.38 | 4.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.76 | 4:00 PM |
| 5:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 14.80 | 6.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.94 | 5:00 PM |
| 6:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 15.39 | 7.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23.28 | 6:00 PM |
| 7:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 16.77 | 8.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25.54 | 7:00 PM |
| 8:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 16.38 | 8.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 25.15 | 8:00 PM |
| 9:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 11.44 | 8.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.21 | 9:00 PM |
| 10:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 5.92 | 7.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 13.81 | 10:00 PM |
| 11:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 2.37 | 6.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 8.50 | 11:00 PM |
| MIDNIGHT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4.38 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 4.38 | MIDNIGHT |

Available per

| |
|-------|
| 29.00 |
| 27.25 |
| 25.21 |
| 20.23 |
| 14.42 |
| 9.99 |
| 6.46 |
| 4.12 |
| 5.59 |
| 5.98 |
| 8.24 |
| 8.06 |
| 5.72 |
| 3.46 |
| 3.85 |
| 8.79 |
| 15.19 |
| 20.50 |
| 24.62 |

MAXIMUM WEEKDAY DEMAND 25.54

| WEEKEND | | | | | | | | | | | | | | | | | | | | Weekend |
|----------------|------|------|------|------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|----------------|
| 6:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6:00 AM |
| 7:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 0.59 | 0.18 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.77 | 7:00 AM |
| 8:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 1.97 | 0.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.24 | 8:00 AM |
| 9:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 5.92 | 0.53 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.45 | 9:00 AM |
| 10:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 8.88 | 0.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9.58 | 10:00 AM |
| 11:00 AM | 0.00 | 0.00 | 0.00 | 0.00 | 14.40 | 0.88 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15.28 | 11:00 AM |
| NOON | 0.00 | 0.00 | 0.00 | 0.00 | 16.77 | 2.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19.40 | NOON |
| 1:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 18.75 | 3.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 22.69 | 1:00 PM |
| 2:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 19.73 | 3.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23.68 | 2:00 PM |
| 3:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 19.73 | 3.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 23.68 | 3:00 PM |
| 4:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 17.76 | 3.95 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 21.70 | 4:00 PM |
| 5:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 14.80 | 5.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.06 | 5:00 PM |
| 6:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 12.83 | 7.89 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.72 | 6:00 PM |
| 7:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 11.84 | 8.33 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 20.17 | 7:00 PM |
| 8:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 10.85 | 8.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19.62 | 8:00 PM |
| 9:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 7.89 | 8.77 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 16.66 | 9:00 PM |
| 10:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 7.50 | 8.33 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 15.83 | 10:00 PM |
| 11:00 PM | 0.00 | 0.00 | 0.00 | 0.00 | 2.57 | 7.45 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10.02 | 11:00 PM |
| MIDNIGHT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.14 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6.14 | MIDNIGHT |

MAXIMUM WEEKEND DEMAND 23.68

REQUIRED PARKING 25.54

Total Parking Provided: 29 spaces provided + 1 bike rack
ZA-06-36 approved dance studio at retail rate



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 22, 2018

Chris Lamm
4100 MacArthur Boulevard
Suite 330
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-17-49
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR A FITNESS STUDIO
112 & 126 ROCHESTER STREET, COSTA MESA**

Dear Mr. Lamm:

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 March 1, 2018, 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, Katelyn Walsh, at (714) 754-5276, or at katelyn.walsh@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval and Code Requirements
 Business Description
 Approved Conceptual Plans

cc: Engineering Harry Wright
 Fire Protection Analyst 356 Vista Baya
 Building Safety Division Newport Beach, CA 92660

PROJECT DESCRIPTION

The project site is comprised of three lots, one located at 112 Rochester Street and two located at 126 Rochester Street. The subject properties are located between Newport Boulevard and Orange Avenue. The project site is zoned General Business District (C2), and has a General Plan land use designation of General Commercial. Properties abutting the project site are zoned C2 to the north and west, Commercial Limited (CL) to the east, and Commercial Limited (CL) and Multiple-Family Residential (R3) to the south. Physical on-site improvements include a standalone commercial building with 50 on-site parking spaces. The property has two points of ingress/egress off Rochester Street and one at the rear of the property.

The proposed fitness studio will occupy a 10,400 square-foot commercial building. The floor plan consists of an open playground/exercise area, yoga room, lobby, office/storage rooms, infrared sauna, cryosauna, client assessment room, stretching room, lockers/restrooms, and lounge rooms.

The applicant requests approval of a minor conditional use permit (MCUP) to deviate from parking requirements for a fitness studio (6th Sense Fitness) due to unique operating characteristics. The proposed hours of operation are seven days a week, Monday through Sunday, 6 AM to 9 PM. The applicant proposes to operate with a maximum number of 45 people within the building at any given time (includes trainers, clients, and other staff). Parking for the property will continue to be provided on the two adjoining parcels as has historically existed with ingress and egress from the parking area provided to Rochester Street. The fence inclosing the northernmost property will be removed and project site restriped to comply with current parking configuration requirements. To ensure that 50 parking spaces continue to be retained for this property, a condition of approval has been included requiring the recordation of a Land Use Restriction.

ANALYSIS

Project Description

As described by the applicant, the proposed fitness studio (6th Sense Fitness) offers yoga classes and fitness training classes on an appointment-only basis. The playground fitness classes are a new concept of training that will be held in an open playground/exercise area and will incorporate "green" cardio equipment. Per the applicant, the maximum class size will be 15 people for yoga classes and 10 people for the playground-concept fitness classes.

In addition to group classes, the studio will offer various "single person" wellness treatments and support services available on an appointment-only basis for members of the center. Support services proposed include cryosauna, infrared sauna, electro muscle stimulation, as well as individual training sessions/client assessments. Per the applicant letter, support services will be reserved in advance and will be limited to 1 to 2 clients per hour maximum.

The applicant has stated that the facility's staff will include 8 to 10 employees and will vary depending on the number of scheduled classes and appointments per day and that the proposed use is not a membership gym with uncontrolled attendance; all clients are required to reserve all classes, treatments, and individual training sessions/client assessments in advance, through the business' website. Consequently, no walk-in services will be offered as typical physical fitness facility would provide.

As proposed and conditioned, the maximum occupancy of occupants at the facility will be limited to 45 occupants (including clients, trainers and other staff) at any given time.

Noise

Noise impacts from the proposed use, are not anticipated. The building the proposed use will occupy is a single-tenant building. The property to the east of the project site is zoned CL and contains a residential use; however, per the applicant, low level interior music will be played to create a relaxing ambience throughout the building. Additionally, the business owner has agreed to install an acoustic attenuation system in the yoga room to ensure there are no noise impacts on the surrounding uses with the higher intensity workout. Lastly, conditions of approval require that the applicant and/or operator to institute whatever security and operational measures are necessary to allow the quiet enjoyment of the surrounding neighborhood.

Parking

The parking ratio for a fitness studio is 10 spaces per 1,000 square feet of floor area resulting in a requirement of 104 parking spaces. The applicant is requesting approval of a MCUP to deviate from the required parking due to unique operating characteristics. As noted above, the applicant states that his use will operate on an appointment only basis; consequently, the maximum number of occupants at the facility will be limited to 45 (including trainers, clients, and other staff) at any given time to minimize potential parking impacts. Due to the proposed scope of services, staff included a condition of approval prohibiting the yoga and playground classes to be held concurrently to accommodate customer use of the fitness studio's support amenities (locker rooms/showers and lounge area). Additionally, as is standard for these types of uses, a condition of approval is included requiring a 15-minute gap between scheduled classes to avoid overlap between arriving and departing customers.

To further minimize parking impacts, a condition of approval will be included to limit "single person" wellness treatments and support services to operate with a maximum number of 2 people per hour, per activity (sauna, infrared sauna, electro muscle stimulation, etc.) and that all support services be reserved in advance and offered on an appointment only basis; no walk-in services shall be provided. The business operator has agreed to institute whatever reasonable measure necessary to ensure that all wellness treatments and support services are monitored so these limitations are not exceeded. Since there are 50 on-site parking spaces, with the specified number of occupants in the facility at

one time, no parking impacts are anticipated. As conditioned, any change in operational characteristics, including but not limited to hours of operation or type of services provided, will require an amendment to the minor conditional use permit.

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, modifying the maximum number of occupants in the building at any one time.

General Plan Consistency

The General Plan land use designation of the property is General Commercial which is intended to apply to large districts that contain a variety of businesses by providing a wide range of goods and services. Approval of the use, with compliance with the conditions of approval, would provide another diverse use in the commercial area, which will help ensure the long-term productivity and viability of the community's economic base without impacting neighbors, consistent with Land Use Objective LU-6A of the City's 2015-2035 General Plan. As conditioned, with the proposed hours of operation in conjunction with the acoustic attenuation system, the fitness studio will not generate adverse noise impacts, consistent with Land Use Policy N-2.9 of the City's 2015-2035 General Plan. Further, conditions of approval will require that all business activities will be conducted within the building, limiting noise impacts. Therefore, the proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the included conditions of approval, the proposed fitness studio should not adversely impact the surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
 1. There is a compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. Parking impacts will be avoided by limiting the fitness studio to operate with a maximum of 45 occupants within the facility (including all trainers, clients, and other staff) at any given time. Additionally, as conditioned, classes shall not be held concurrently and a 15-minute gap will be provided between classes so that arriving customers do not overlap with departing customers.
 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 are not impacted by the proposed use.

3. The proposed fitness studio complies with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.

4. The proposed use is consistent with the General Plan land use designation of General Commercial. The proposed use is permitted in the C2 zone (although, in this case subject to approval of a minor conditional use permit to deviate from shared parking) and is consistent with the General Plan and Zoning Code. Specifically, the proposed use is consistent with Land Use Objective LU-6A—to help ensure the long-term productivity and viability of the community’s economic base. Also, the proposed use is consistent with Land Use Policy N-2.9, since approval will “require attenuation of commercial operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors.” The proposed use, as conditioned, is consistent with the Zoning Code and the City’s General Plan because, with the included conditions of approval, including occupancy and operational limitations so on-site parking is sufficient for the proposed use, the fitness studio should not adversely impact the surrounding uses.

5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.

B. 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. Parking impacts will be avoided by conditioning the fitness/training studio use to operate with a maximum of 45 occupants within the facility (including all trainers, clients, and other staff) at any given time. Additionally, as conditioned, classes shall not be held concurrently and a 15-minute gap shall be included between classes so that arriving customers do not overlap with departing customers. In addition, all uses will be conducted within the building and, as conditioned, should not generate noise or other detrimental effects on the 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 because all business activities will be conducted within the building (underroof), limiting noise impacts. Further, conditions of approval require that any music played shall not be audible from outside the suite.

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 because the fitness studio is a use supported by the General Commercial General Plan land use designation.

- 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 is exempt from Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation described in this staff report: A fitness studio offering yoga/fitness classes and "single person" wellness treatments and support services on an appointment only basis with a maximum number of 45 people within the suite at any given time (including all trainers, clients, and other staff). Yoga/fitness classes shall not be held concurrently. Additionally, a 15-minute gap shall be provided between scheduled class times. Proposed hours of operation are seven days a week 6 AM to 9 PM. Any change in the operational characteristics including, but not limited to, hours of operation or type of services provided, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. All aspects of the fitness studio shall operate on an appointment-only basis. All classes/services shall be reserved in advance; no walk-in services shall be provided.
 3. "Single person" support services and wellness treatments shall operate with a maximum number of 2 people per hour, per activity (sauna, infrared sauna, electro muscle stimulation, etc.) and must be scheduled in advance. The business operator will institute whatever reasonable measure to ensure that all support services are monitored to not exceed this limitation.
 4. A Land Use Restriction shall be recorded prior to issuance of building permits requiring that all three properties be held as one for purposes of retaining the 50 parking spaces that will be provided with the restriping of the project site for use of the building at 126 Rochester.
 5. A copy of the conditions of approval for the minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 6. To mitigate noise impacts, the applicant agrees to install a sound attenuation system to the demising walls of the yoga room.
 7. All uses shall be conducted within the tenant space (underroof).
 8. The chain link fence shall be completely removed and the parking lot shall be slurred and striped with the 50 parking spaces as shown on the approved conceptual site plan.
 9. The parking areas and pedestrian paths shall be equipped with lighting of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons on or about the sites.

10. 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 operator shall institute whatever security and operational measures are necessary to comply with this requirement.
11. All exterior lighting shall be shielded and/or directed away from residential areas.
12. The existing building shall be repainted and paint shall be maintained in order to prevent cracking and/or peeling.
13. 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 class sizes and/or occupancy of the building.
14. 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.
15. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
16. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
17. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

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.

- P1ng.
1. Approval of the zoning application is valid for two (2) years from the effective date of this approval (March 1, 2018) and will expire at the end of that period (March 1, 2020) unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration

date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg. 3. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, 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 2016 California Building Code.
4. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.
- Bus. 8. 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.
9. Business license shall be obtained prior to the initiation the business.

6th Sense Fitness and Wellness Center

3 Skycrest, Newport Coast, CA 92657

February 5, 2018

Willa Bouwens-Killeen, AICP
Zoning Administrator
CITY OF COSTA MESA
77 Fair Drive
Costa Mesa, CA 92626

Subject: 6th Sense Fitness and Wellness Center
Minor Conditional Use Permit- Parking Deviation Application
126 Rochester Street, Costa Mesa, CA 92627

Dear Ms. Bouwens-Killeen:

My name is Brian Sesma, I am 49 years old and have been passionate about health and overall body wellness for over thirty years. I am a Master Certified trainer with a certificate in Food Nutrition and CPR (Instructor). It has been my dream to open a complete Wellness Center that provides a safe, fun environment to get in shape. Jeffrey and Emiko Long are my partners and owners of 6th Sense Fitness and Wellness Center.

My partners and I are currently in the process of leasing the former "Wright's Hardware" building at 126 Rochester Street in Costa Mesa. The building perfectly fits our needs based on its side street location, semi-industrial architecture, and abundance of onsite parking for our members. It is our understanding that a Zoning Administrator issued "minor conditional use permit for a parking deviation" is necessary to open the business. Therefore, we have completed our application and provide the following project description for your consideration:

Our state of the art Fitness and Wellness Center will include the following:

- **Yoga Room**
The Yoga room will have beautiful Himalayan salt walls and an infrared ceiling that will provide clients a great spiritual experience.
- **Playground**
Our Playground is a new SAFE concept of training in which we do small classes of ten people maximum. Our Wellness Center is comprised of mostly "green" cardio equipment as opposed to electric equipment. We are not a Crossfit Gym.

- **Cryosauna Unit**

Cryosauna is proven safe and is recommended by many doctors. It has been proven to assist with pain management as well as reduce muscle soreness, inflammation and stress. In addition, it can increase metabolism, muscle strength and energy.

- **Infrared Sauna**

Infrared Sauna is an amazing way to detox the whole body as well as assist with weight loss, pain relief, circulation, skin purification, wound healing, cell health, and lower blood pressure.

At 126 Rochester we will have ample parking. The building is 10,400 square feet with 50 dedicated onsite parking spaces. Our proposed hours of operation would be 6:00 a.m.-9:00 p.m., but we can be flexible as need be. All of our clients use our facility based on reservations and scheduled classes, so we completely control the maximum number of attendees at any given time. The Yoga class and Group Playground would generate the greatest number of attendees ranging from 1-15 clients per hour. Our “peak hours” for the Yoga class and Group Playground would be 6:00 a.m.-9:00 a.m. and 5:00p.m.-9:00p.m. The remaining services of our Wellness Center would operate as “single person” activity per hour, such as the Infrared Sauna which would consist of 1-2 clients per hour and the Cyrosauna would consist of 1-2 clients per hour maximum.

In addition, there will not be any loud music on the premises or audible outside the building or on neighboring properties. The Wellness Center will have low level interior music throughout to create a relaxing ambience and the Yoga room which is sound proof is the only area where the volume maybe high than the rest of the building. Our target market of clients and guests are very responsible individuals seeking personalized training and Wellness education; we will not be a membership “gym” facility with uncontrolled attendance, or noise and parking impact on the area. 24 Hour Fitness already provides two membership gyms within three blocks to serve the needs of that market segment.

The breakdown of our interior floor plan is as follows:

| | | |
|----------------------------------|-------|-------------|
| Yoga: | 1,902 | square feet |
| Cyrosauna: | 374 | square feet |
| Infrared Sauna: | 290 | square feet |
| Playground: | 1,773 | square feet |
| Female restroom/showers/lockers: | 380 | square feet |
| Male restroom/showers/lockers: | 380 | square feet |
| Lobby: | 646 | square feet |
| Office: | 237 | square feet |
| Employee Break Room: | 144 | square feet |
| Client Assessment Room: | 84 | square feet |
| Trainer Stretching Room: | 84 | square feet |
| Lounge Area: | 128 | square feet |

| | | |
|----------------------------------|---------------|--------------------|
| Normatec Lounge: | 172 | square feet |
| Electro Muscle Stimulation: | 344 | square feet |
| Total Cardio Area: | 822 | square feet |
| Walkway: | 1,916 | square feet |
| Storage Areas: | 335 | square feet |
| Total Building Floor Area | 10,400 | square feet |

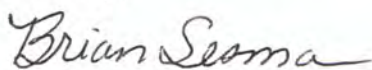
| Activity | Clients & Staff per hour | |
|--|-------------------------------------|---------------|
| Yoga | 5-15 | people |
| Playground | 5-10 | people |
| Cryosauna | 2 | people |
| Infrared Sauna | 2 | people |
| Compression Therapy | 1 | person |
| Staff | 8-10 | people |
| Maximum number of people at peak hour attendance: | 40 | people |
| Onsite parking spaces provided: | 50 | spaces |

Therefore, we will have an abundance of onsite parking, will not impact any on-street parking in the area, and even if all attendees parked their own car, our total parking requirement would be 40 spaces, yet some of our clients could be couples driving together.

In conclusion, I would like to emphasize that we are not a Crossfit Gym. We pride ourselves on and focus primarily on health fitness and well-being while at the same time doing our best to be green and energy conscious. We believe 6th Sense Fitness and Wellness will be a significant asset to the community, provide a new service to those living in Costa Mesa and Newport Beach, not have any negative impacts on the immediate surrounding community, and will clearly upgrade the property from a former industrial supply store to a personal fitness and wellness center.

Thank you very much for your time and energy reviewing our application. We look forward to approval of our minor conditional use permit- parking deviation application. Should you have any questions, please not hesitate to call us.

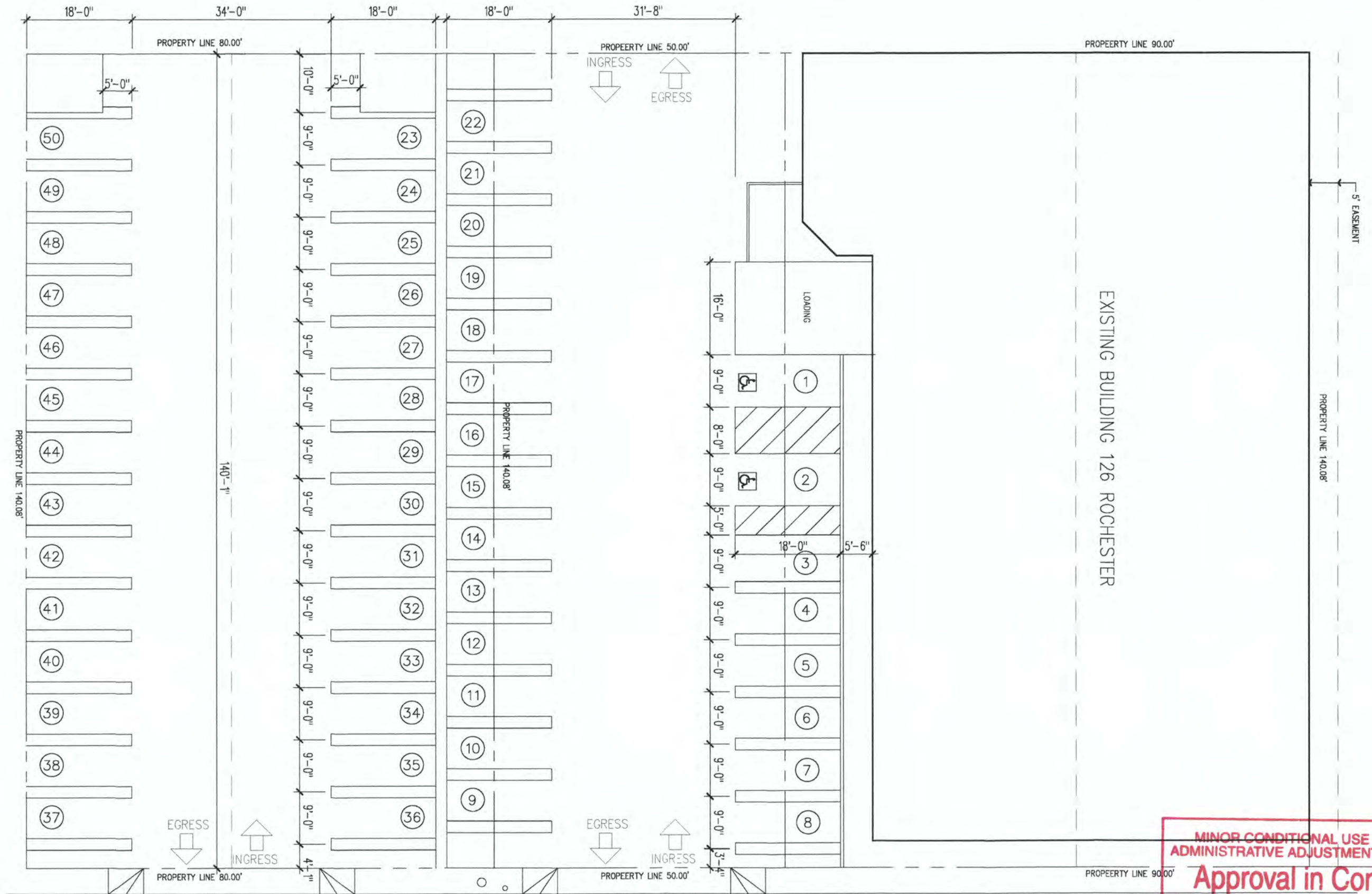
Sincerely,



Brian Sesma
Partner

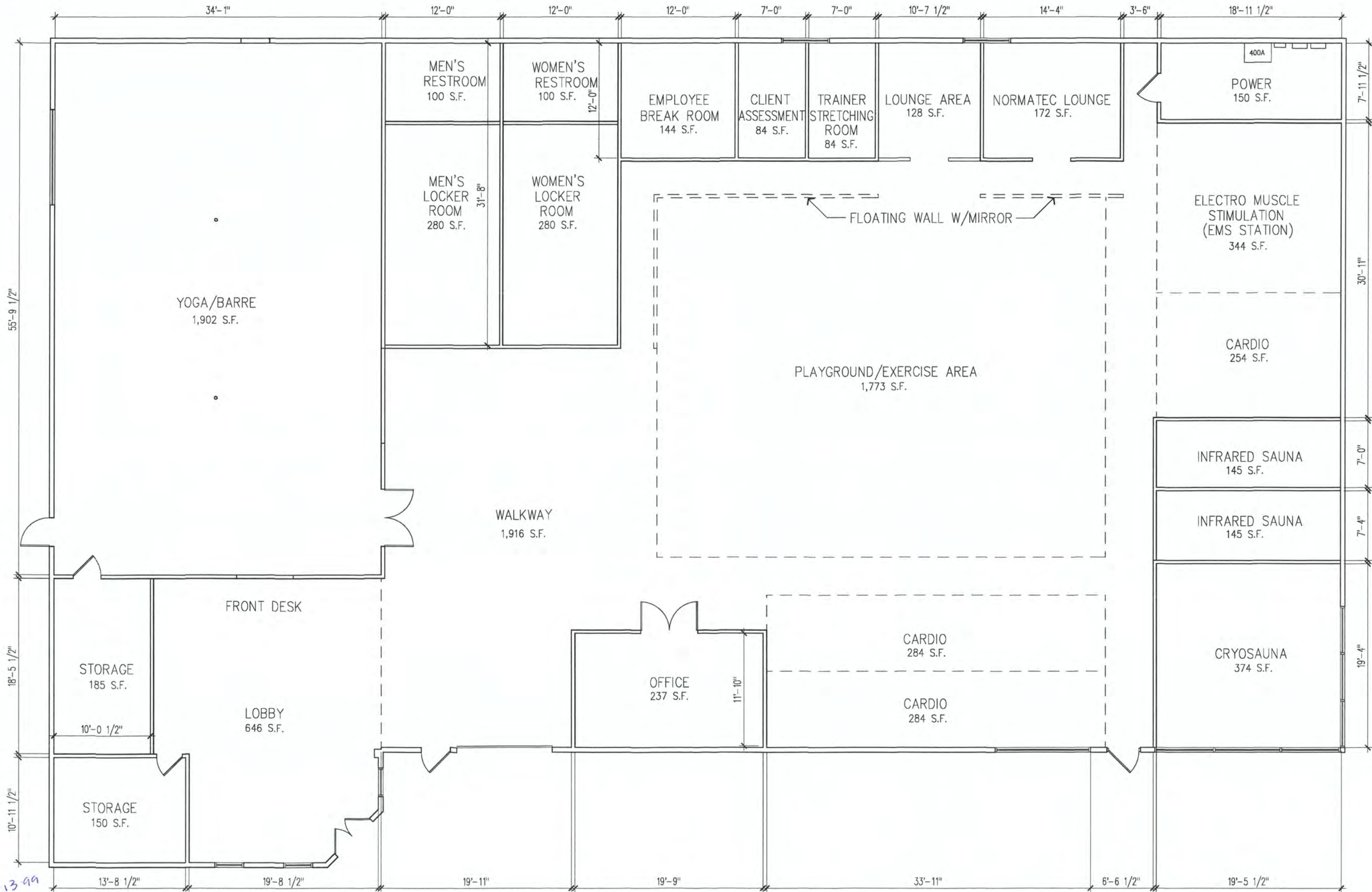
Cc: Jeffrey and Emiko Long, Partners

6thsensefitness@gmail.com
(949) 541-1838

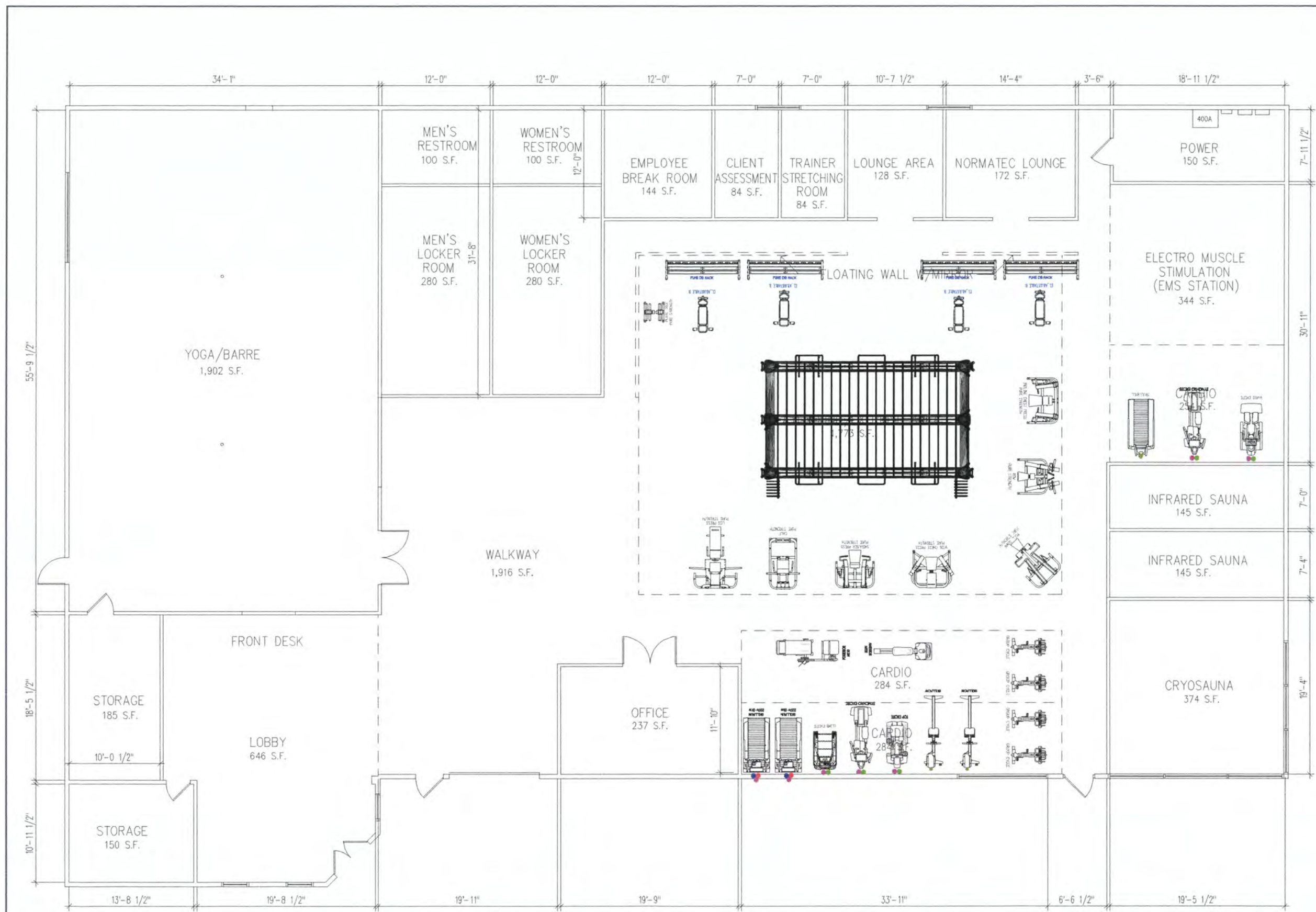


MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO 2A-17-49
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY *Kateley Udeh* DATE 2/22/18

ROCHESTER STREET



1.13.99



Justin Saunders
Regional Sales Developer

PHONE: 206-296-7878
EMAIL: J.Saunders@Technogym.com

6th Sense Fitness

- 220 VAC 20 AMP 60 HERTZ NEMA 6-20R OR
 - 110 VAC 20 AMPS 60 HERTZ NEMA 5-20R
 - 120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R
 - 120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R
- EACH TREADMILL REQUIRES ITS OWN INDIVIDUAL BRANCH CIRCUIT WITH THE HOT, NEUTRAL AND GROUND WIRES RUN TO THE ELECTRICAL PANEL.
- COAXIAL FOR CABLE/SATELLITE AND CAT 6 FOR DATA AND/OR IPTV
- 120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R
- 120 VAC 15 AMP 50-60 HERTZ NEMA 5-15R
- PLACEMENT OF THESE ARE FOR THE OPTIONAL 150 CONTROLS FOR SELECTION OR ELEMENT

SCALE:
To Ft

REV: E1

01.17.18

PROJECT NO:
TGJS18014