



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

March 24, 2023

Anthony Massaro
2533 Greenbriar Ln
Costa Mesa, CA 92626

**RE: ZONING APPLICATION 22-38
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED PARKING
REQUIREMENTS FOR A FITNESS STUDIO
3186 PULLMAN STREET, SUITE F, COSTA MESA**

To Whom It May Concern:

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 31, 2023, 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 City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Gabriel Villalobos, at 714-754-5610, or at gabriel.villalobos@costamesaca.gov.

Sincerely,

Scott Drapkin
Assistant Director of Development Services/Zoning Administrator

Attachments: Report, Applicant Letter, and Approved Conceptual Site Plan

cc: Engineering
Fire Marshal

PLANNING APPLICATION SUMMARY

Location:	3186 Pullman St, Suite F	Application Numbers:	ZA-22-38
Request:	Zoning Application 22-38 (ZA-22-38) is a request for a Minor Conditional Use Permit to re-establish a fitness studio that was previously approved at this location with modified hours of operation, to deviate from the parking requirements due to unique operating characteristics, and for the addition of 21 new parking stalls, three of which are compact spaces.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	MP (Industrial Park)	North:	MP (Industrial Park)
General Plan:	Industrial Park	South:	MP (Industrial Park)
Lot Dimensions:	138 FT x 310 FT	East:	MP (Industrial Park)
Lot Area:	43,525 SF	West:	MP (Industrial Park)
Existing Development:	Existing 39,302-square-foot industrial space located within 4-acre industrial park with shared parking and common areas.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required/Allowed MP Dev. Standard	Proposed/Provided
Building Height	3 stories/45 ft.	24 ft.
Setbacks:		
Front	20 ft.	0 ft. ¹
Side (left/ right)	10 ft. / 10 ft.	0 ft./0 ft. ¹
Rear	0 ft.	0 ft. ¹
Landscape Setback – front	20 ft.	30 ft. ¹
Parking	45 spaces ²	45 spaces
Floor area ratio (FAR)	0.20	1.00
¹ Approved through PA-07-52. ² Parking requirement of 10 spaces per 1,000 square feet of gross floor area.		
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)	
Final Action	Zoning Administrator	

PROJECT DESCRIPTION

Zoning Application 22-38 (ZA-22-38) is a request for a Minor Conditional Use Permit to re-establish a fitness studio that was previously approved at this location with modified hours of operation, to deviate from the parking requirements due to unique operating characteristics, and for the addition of 21 new parking stalls, three of which are compact spaces. A full project assessment, including on-site parking and hours of operation, are provided under the Analysis section.

Project Site

The project site is located south of Pullman Street and west of Red Hill Avenue, specifically at 3186 Pullman Street, Suite F. The site is zoned Industrial Park (MP) and has a General Plan Land Use Designation of Industrial Park. The property is surrounded by similarly zoned and General Plan designated parcels to the north, east, west, and south that are developed with industrial and office uses.

The project site is part of a larger business center that was constructed in the early 1970s. Currently, the business center has three separate buildings (3184, 3186 and 3189 Pullman Street), with ten tenants and 304 parking spaces provided on a 4-acre common area parcel.

The proposed fitness studio will be located within a 39,302-square-foot industrial building. The existing gross floor area of Suite F is approximately 5,221 square feet, of which the proposed project will occupy 4,482 square feet. The remaining 726 square feet will be occupied by the adjacent Suite D, which is a warehouse/industrial use. The existing gross floor areas and uses for Suites A through E are as follows: Suite A is a 5,189 square-foot office space ("Highway Two"), Suite B is a 15,158-square-foot church ("Watermark OC Church") with administrative offices, Suite C is an 1,614-square-foot coffee shop ("Lion & Lamb Coffee Roasters"), Suite D is a 5,327-square-foot vacant warehouse, and Suite E is a 5,327-square-foot vacant warehouse. Other uses that will share the parking lot include a 50,000-square-foot industrial warehouse, a 6,008-square-foot church with administrative offices, a 9,400-square-foot office space, and an 11,993-square-foot group counseling facility.

Approved Entitlements

On April 14, 2008, the Planning Commission approved, on a 5 to 0 vote, a Lot Line Adjustment to modify three existing building lots, a Conditional Use Permit (CUP) for shared/off-site parking and a Minor Conditional Use Permit (MCUP) for shared access between the lots (PA-07-52 and LL-07-04). The aforementioned approval established shared/off-site parking amongst the three contiguous parcels. Links to the Planning Commission staff report, meeting minutes, and video are provided on the following webpages.

- Staff report
<http://ftp.costamesaca.gov/costamesaca/planningcommission/agenda/2008/2008-04-14/041408PA0752LLA0704.pdf>

- Meeting minutes:
<https://www.costamesaca.gov/home/showpublisheddocument/4295/636490563866670000>
- Video:
https://costamesa.granicus.com/player/clip/877?view_id=4&redirect=true

On March 22, 2012, the Zoning Administrator approved a Minor Conditional Use Permit, (Zoning Application 12-07), to permit a 5,000-square-foot fitness studio to operate in Suite F and to deviate from the shared parking requirements. The fitness studio occupied the tenant suite from 2012 through 2015. The hours of operation conditioned for ZA-12-07 were limited to Monday through Friday from 6:00 a.m. to 8:00 a.m. and Saturday from 9:00 a.m. to 11:00 a.m. for group classes, and Monday through Friday from 9:00 a.m. to 5:00 p.m. for private classes. The fitness studio was conditioned to be closed on Sundays. The maximum number of customers was conditioned to 15 clients for group classes and two clients for private classes. Private classes were available by appointment only and did not occur at the same time that group classes were conducted. Due to the limited hours of operation and number of participants, it was anticipated that there would be no impacts associated with parking. A maximum of 16 people will be in the space at any one time as related to the group classes. Also, the project was conditioned to address parking-related problems, should any arise.

- Staff report:
<http://ftp.costamesaca.gov/costamesaca/zoningadministrator/2012/2012-03-22/ZA-12-07-3186PullmanAveFinal.pdf>

The suite is currently vacant.

Public Comment

This application was previously publicly noticed for a period of ten days for a decision date of January 5, 2023. During the noticing period, planning staff received one public comment from an adjacent property owner with concerns regarding available site parking for the business center being negatively impacted by parking demand from the proposed use. However, since that time, staff and the applicant have worked with the adjacent building owner and resolved the previous public comment concern. In resolving the concern, the building owners of 3184, 3186 and 3189 Pullman Street and the applicant have agreed to establish a private parking management plan, and add additional parking.

This application was subsequently re-noticed and no public comments were received.

ANALYSIS

Description

The applicant is seeking approval of a Minor Conditional Use Permit to re-establish a fitness studio in Suite F with modified conditions of approval, to add 21 additional onsite parking stalls (three of which will be compact stalls) and to deviate from the parking standard requirements due to unique operating characteristics. The project proposes to modify the hours of operation and increase the number of participants that was previously approved for ZA-12-07 ("South Coast Crossfit"). The amount of parking spaces required for the proposed use has also increased.

As described by the applicant, the proposed fitness studio ("Burn Boot Camp") offers performance fitness training classes on a set schedule from Monday through Saturday. Burn Boot Camp is a nationwide franchise fitness studio. The proposed fitness studio will include weight racks, pull-up bars, and battle ropes on the perimeter of the training area. No bolted down equipment will be utilized in this fitness studio as the open floor plan is intended to foster group classes.

The proposed fitness studio will consist of a 3,300-square-foot training area, 164-square-foot office space, 340-square-feet of restroom area, and 600-square-foot of conference room area with the remaining area to be used for electrical and water closet rooms. The entrance to the fitness studio will be located on the south side of the building and a new exit door will be constructed on the west side of the building.

Fitness Classes will be scheduled Monday through Friday, from 5:30 a.m. to 10:30 a.m. and then from 3:30 p.m. to 5:30 p.m. There will also be classes on Saturdays from 7:30 a.m. to 9:30 a.m. The project will be conditioned to not operate on Sundays, thereby avoiding any competing parking demand by the adjacent Sunday church services located within this development. There will be seven classes per day during the week and two additional classes on Saturday. Per the applicant, the average typical fitness class will have 20 to 25 participants in addition to five to six employees. However, at max capacity, the applicant has indicated that the most popular class which occurs from 8:30 a.m. to 9:30 a.m., weekdays and on Saturdays, can have up to 45 people in attendance, including clients and staff. As conditioned, no walk-in services will be offered and the fitness studio will require clients to schedule classes and consultations in advance to manage the number of people in attendance.

As proposed and conditioned, the studio will operate with a maximum of 45 people within the building at any given time (includes trainers, clients, and other staff) during normal business hours weekdays from 5:30 a.m. to 5:30 p.m., with a five-hour gap from 10:30 a.m. to 3:30 p.m. The proposed fitness studio will also maintain offset hours from the existing churches to maintain suitable parking conditions. Lastly, a 15-minute gap will be provided between classes to avoid conflicts between arriving and departing customers.

Minor Conditional Use Permit (MCUP)

Pursuant to CMMC Section 13-29 (k)(1), “Planning applications shall run with the land until revoked, except as provided in this section or in a condition imposed at the time of granting the planning application.” Modifications to the approved Minor Conditional Use Permit shall follow the same procedure as required for the initial approval. The subject industrial suite was improved to accommodate the fitness studio and a business license was also issued within the timeframe conditioned by Minor Conditional Use Permit ZA-12-07. Therefore, the fitness studio remains an approved use for this tenant space as originally entitled. Approval of the Minor Conditional Use Permit will modify ZA-12-07 as follows:

Table 1 - Hours of Operation			
	Days of Week	Existing Condition of Approval (ZA-12-07)	Proposed Change (ZA-22-38)
Group Classes	Monday to Friday	6:00 a.m. to 8:00 a.m.	5:30 a.m. to 10 a.m. 3:30 p.m. to 5:30 p.m.
	Saturday	9:00 a.m. to 11:00 a.m.	7:30 a.m. to 9:30 a.m.
Private Classes	Monday to Friday	9:00 a.m. to 5:00 p.m., by appointment only	No private classes proposed
Number of Participants			
Group Classes	Monday to Saturday	15	Average 20-25, maximum 45
Private Classes	Monday through Friday	Two	Zero

Parking

Pursuant to CMMC Section 13-89, the parking ratio for a fitness studio (health club) is ten spaces per 1,000 square feet of floor area; this would result in a requirement of 45 parking spaces for this tenant space. Based on the industrial parking ratio of three spaces per 1,000 square feet of gross floor area, the tenant space is allocated 14 parking spaces. Thus, the applicant is also requesting approval of a MCUP to deviate from shared parking requirements due to unusual operating characteristics. Pursuant to CMMC Section 13-89.5, “Where it can be shown that the required parking for a nonresidential land use will substantially exceed the demand of the actual use, the zoning administrator may, by minor conditional use permit, allow a reduction in the amount of required parking.”

The number of available off-street parking spaces currently onsite is 304 spaces, shared by the uses in the three buildings. A component of this request is for the addition of 21 new parking spaces, three of which are compact stalls. Pursuant to the CMMC, the use of compact stalls requires the approval of a minor conditional use permit. With the addition of the 21 new parking spaces, a total of 325 off-street parking spaces would be provided. The additional parking spaces would be primarily provided by converting unused loading areas

into standard parking stalls. As indicated in Table 2 & 3 below, the proposed offset hours will allow the fitness studio to operate at maximum capacity and meet the proposed parking supply onsite of 325 spaces.

Table 2. Parking Demand on Weekdays (9 a.m. – 5:30 p.m.)

Address	Tenant	Land Use	Parking Ratio	Size (gross floor area or as noted in previously approved entitlement)	Parking Required
3184 Pullman	<i>Safran Electronics & Defense Avionics USA</i>	<i>Manufacturing</i>	<i>3 parking spaces per 1,000 gross floor area for first 25,000; 2 parking spaces per 1,000 for remaining area</i>	<i>50,000 SF</i>	<i>125 spaces</i>
3185 Pullman	<i>First Love Church</i>	<i>Church/Administration Office</i>	<i>Maximum of 5 admin staff during normal business hours [Per ZA-21-49]</i>	<i>6,008 SF</i>	<i>5 spaces</i>
3186 Pullman, Suite A	<i>Highway Two</i>	<i>Office</i>	<i>4 parking spaces per 1,000 gross floor area</i>	<i>6,028 SF</i>	<i>24 spaces</i>
3186 Pullman, Suite B	<i>Watermark Church</i>	<i>Church/Administration Office</i>	<i>Maximum of 3 admin staff during normal [Per ZA-12-08]</i>	<i>15,880 SF</i>	<i>3 spaces</i>
3186 Pullman, Suite C	<i>Lion & Lamb Coffee</i>	<i>Food and Drink Establishment</i>	<i>10 spaces per 1,000 SF (public area) [Per ZA-19-51]</i>	<i>980 SF of public area</i>	<i>10 spaces</i>
3186 Pullman, Suite D	<i>Vacant Warehouse 1</i>	<i>Industrial</i>	<i>3 per 1,000 SF of gross floor area</i>	<i>6,145 SF</i>	<i>18 spaces</i>

3186 Pullman, Suite E	Vacant Warehouse 2	Industrial	3 per 1,000 SF of gross floor area	5,262 SF	16 spaces
3186 Pullman, Suite F	Proposed Project: Burn Boot Camp	Fitness Studio	10 spaces per 1,000 SF	4,525 SF	45 spaces
3187 Pullman	"1951"	Office	4 spaces per 1,000 SF	9,400 SF	38 Spaces
3189 Pullman	Newport Academy	Adolescence Counseling (office)	10 spaces per 1,000 SF [Per ZA-16-21]	11,993 SF	36 spaces
Total Req. on Weekdays					320 spaces

Table 3. Parking Demand on Wednesday Evenings and Sundays

Address	Tenant	Use	Size	Parking Ratio	Parking Required
3189 Pullman	Newport Academy ¹	Adolescence Counseling (Office)	11,993 SF	10 spaces per 1,000 SF [Per ZA-16-21]	36 spaces
3186 Pullman, Suite B	Watermark Church ²	Church/Admin Office	16,860 SF (350 seats)	Main Auditorium: 1 space for each 3 fixed seats [Per ZA-12-08]	116 spaces
3185 Pullman	First Love Church ³	Church/Admin Office	6,008 SF (162 seats)	Main Auditorium: 1 space for each 3 fixed seats [Per ZA-21-49]	54 spaces
Total Req. on Weekdays					206 spaces

As previously noted, the applicant states that the use will operate on a scheduled basis and the maximum number of occupants at the facility will be 45 (including staff). Additionally, as is standard for these types of uses, a condition of approval is included requiring a 15-minute gap between scheduled fitness classes to avoid overlap between arriving and departing customers.

With the proposed increase in parking and conditioned limitations of hours and clients, staff does not anticipate any parking. In addition, the offset hours from both churches on the property during services will further ensure that no parking impacts will occur. Lastly and 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, reducing class sizes and/or operating hours of the business.

Noise

The fitness studio will be conditioned to utilize rubber flooring and rubber-coated weights to ensure there are no noise impacts on the surrounding tenants and uses. The applicant will also be required to monitor any music to ensure it is not audible outside the suite. Further, conditions of approval require that the applicant and/or operator institute whatever security and operational measures are necessary to allow the quiet enjoyment of the surrounding area and tenants.

Review Criteria and Findings

All planning applications are reviewed pursuant to CMMC Section 13-29 (e) 1-8 to ensure proposals are compatible with the surrounding area, and in compliance with applicable zoning standards and General Plan policies. Additionally, the Zoning Administrator must make specific findings pursuant to the Zoning Code for the requested entitlements that necessitate MCUP approval, including approval of a minor change in use, parking deviation and compact parking space.

The following are the applicable Review Criteria pursuant to CMMC Zoning Code Section 13-29 (e):

(1) 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.

The proposed project is compatible with the existing surrounding uses that exist or have been approved for the general neighborhood. Suite F has an existing approved Minor Conditional Use Permit for a fitness studio and the amended application requires further parking considerations to accommodate the modified hours of operation and increase the number of participants. Parking impacts will be avoided by limiting the fitness studio to operate with a maximum of 45 people within the building at any given time (including trainers, clients, and other staff) during weekdays from 5:30 a.m. to 5:30 p.m. 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. Lastly, additional parking is being provided to accommodate the proposed intensification of use.

(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.

The proposed project has been reviewed by the applicable City departments, including Planning Division, Building Division, Public Works, Fire and Police to ensure safety issues are addressed. There are no safety concerns with the modified hours of operation or increase in group class participation size. The existing parking lot and spaces are adequately designed for automobile and pedestrian circulation and the new parking stalls will be designed in accordance

with CMMC Section 13-93. The project has been designed and conditioned to adequately address safety, and compatibility of buildings, parking area, landscaping, luminaries and other site features.

(3) *Compliance with any performance standards as prescribed in the Zoning Code.*

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

(4) *Consistency with the general plan and any applicable specific plan.*

The proposed use is consistent with the General Plan land use designation of Industrial Park. 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 is consistent with the Zoning Code in that occupancy, operational limitations, on-site parking and sound attenuation measures have been conditioned to ensure land use compatibility.

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

The fitness studio application is for a project-specific case, includes project specific conditions of approval and is not to be construed to be setting a precedent for future development.

The following are the applicable Minor Conditional Use Permit findings pursuant to CMMC Title 13, Section 13-29(g)(2):

Finding: The proposed use, as conditioned, is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Finding: The proposed minor change in use, parking deviation and use of compact parking spaces will not generate noise, excessive traffic or other detrimental effects on the surrounding uses, and specifically includes limitations on noise, occupancy and hours of operation, as well as providing additional parking spaces.

Finding: The proposed use and improvements will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding: Granting the minor conditional use permit for the minor change in use, parking deviation and use of compact parking spaces 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 in that all business activities will not generate noise, excessive traffic or other detrimental effects on the surroundings.

Finding: The proposed use, as conditioned, is consistent with the intent of the Zoning Code and General Plan land use designation for the property and is consistent with the following objectives and policies of the City's 2015-2035 General Plan:

Facts in Support of Finding: The proposed fitness studio is located in an existing commercial center which has a parking lot that is underutilized. The fitness studio will provide services to residents and visitors of the City and will improve the quality of uses within the existing commercial center. The proposed restaurant expansion will be compatible with the existing uses located in the surrounding area and will not generate noise or parking impacts. The project will provide a new local service for the community and for visitors of Costa Mesa.

- A. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities. This project site is improved with an industrial business park. The project will occupy an existing suite. The interior modification includes reducing square footage of tenant space by relocating demising wall separating Suites D and F (reduce by 800 square feet) and removing interior partition walls. Exterior onsite modification includes restriping of the parking lot to accommodate more parking spaces and provide for compact spaces. As such, the proposed project falls within the standards for a Class 1 Exemption since the project scope only proposes minor changes to an existing industrial development. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The Project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location, and would not impact any historic resources.
- B. 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 and the applicant's letter dated October 31, 2022: A fitness studio offering fitness classes on an appointment only basis with a maximum number of 45 people within the building at any given time (includes

trainers, clients, and other staff) during weekdays from 5:30 a.m. to 5:30 p.m. Additionally, a 15-minute gap shall be provided between scheduled class times. Proposed hours of operation are Monday through Friday, 5:30 a.m. to 10:30 a.m. and 3:30 p.m. to 5:30 p.m., Saturdays, 7:30 a.m. to 9:30 a.m. The fitness studio will remain closed every Sunday.

2. 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.
3. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
4. All classes/services shall be offered on an appointment only basis; no walk-in services shall be provided.
5. The business shall utilize thick rubber type flooring mats and rubber coated weights to reduce any clanging noise.
6. Any music shall not be audible outside the suite.
7. All uses shall be conducted within the tenant space (underroof).
8. 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.
9. 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.
10. A copy of the conditions of approval for the conditional use permit must 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.
11. The conditions of approval and ordinance or code provisions of planning application ZA-22-38 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
12. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees,

and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

13. 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 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. The applicant is also required to comply with any other applicable State and local laws not provided below.

- Plng.
1. Approval of the planning/zoning application is valid for two years 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) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 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. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
 3. Street address shall be visible from the public street and/or shall be displayed on the freestanding sign. If there is no freestanding sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum twelve (12) inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
 4. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 5. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards.

6. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
7. No vehicle loading area shall encroach into a required building setback along a public right-of-way.
- Bldg. 8. Comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 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 2022 California Building Code.
9. The conditions of approval and ordinance or code provisions of ZA-22-38 including subsequent amendments shall be blueprinted on the face of the site plan as part of the plan check submittal package when building permits are necessary.
10. Plans shall be prepared by a California licensed Architect or Engineer. Plans shall be wet stamped and signed by the licensed Architect or Engineer prior to the issuance of building permits.
- Fire 11. Equipment shall comply with California Building and Fire Code requirements, including, but not limited to, the requirement that equipment be approved by a recognized testing laboratory for the specific use.
12. Comply with the requirements of the 2022 California Fire Code, including the 2022 Intervening Update and referenced standards as amended by the City of Costa Mesa.
13. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approval operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
14. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
- Bus. 15. 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.
- Trans. 16. 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 estimated Traffic Impact Fee for this application is \$24,111. The fee will be calculated at the time of 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>
 2. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.



*REDHILL PULLMAN
OWNERS ASSOCIATION*

Sierra Nevada Investment Group, LLC (3186 Pullman Owner)
969 Colorado Blvd., Suite 206
Los Angeles, CA. 90041

Watermark OC Church (Tenant / MCUP applicant)
3186 Pullman Ave.
Costa Mesa, CA. 92626

February 09, 2023

RE: Conditional Approval of the MCUP application, "Fitness Center" @ 3186 Pullman Ave.

Dear Sierra Nevada Investment Group, LLC & Watermark OC Church,

The Redhill Pullman Property Owners Association ("POA") has reviewed your pending MCUP application to the City of Costa Mesa regarding the proposed operation of a Fitness Center in a 4,525 SF portion of the 3186 building in our POA (Suite D).

In support of your request for our approval, you have provided:

1. A copy of the pending MCUP including your request to permit an additional 21 parking spaces to the 66 currently allocated in our CCRs for a total of 87 parking spaces.
2. A shared parking model indicating your projected parking space utilization by the day of the week (Monday to Sunday) and by the hour of the day will not exceed your 87 allocated parking spaces with an allowance as needed for reciprocal parking on Sunday as required for your religious services.
3. A parking management plan to ensure that your parking space utilization will not exceed the 87 parking spaces that would be allocated to the 3186 building.

Please consider this letter to be our conditional approval of this MCUP as provided in our Restated and Amended CCRs (2004), section 5.04, Changes in Use. The conditions of this approval are:

1. The City of Costa Mesa approves the addition and location of the requested 21 parking spaces in the nearby area of the 3186 building. Note: The POA will in the future update the CCRs to include this new parking allocation to 3186 and the increase in total parking for the POA.
2. The City of Costa Mesa includes the requirement that your maximum use of parking spaces at any hour on Monday to Saturday, not exceed the 87 maximum parking allocation as described in your shared parking model.
3. With City concurrence, you will mark the parking areas nearby the 3186 building with to be agreed upon signage indicating those parking spaces are for use by 3186 Pullman AND you will number each parking space from 1 to 87 to highlight which spaces are associated with your building. With City concurrence, the owners of 3184 Pullman will be allowed to mark the



REDHILL PULLMAN OWNERS ASSOCIATION

parking areas nearby the 3184 building with to be agreed upon signage indicating 154 parking spaces are for use by 3184 Pullman only AND the owners of 3184 Pullman will number each parking space from 1 to 154 and such other information to highlight which spaces are reserved for use by occupants of 3184 Pullman.

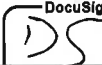
4. You agree to react promptly to any situations where your parking usage exceeds the 87 parking space allocation from Monday to Saturday.
5. That you also agree that you will follow the parking management plan you submitted as part of this application. Should the POA determine that you are regularly exceeding your parking allocation, you agree to promptly restrict activities at your building to return to parking compliance. Continued failure to comply will require the POA, at its option, to request the City of Costa Mesa modify or revoke one or more of any active MCUPs to bring you back into compliance with your shared parking model.
6. The parking layout of all parking spaces described above has not been determined by the owners of 3184 and 3186 Pullman. Therefore, this approval is contingent on the agreement as to such layout between the respective owners and the approval by the City of Costa Mesa of (i) such layout and (ii) the marking of certain parking spaces as "Reserved" as such is described in section #3 above.


We wish you and this new venture success and look forward to your continued mutually beneficial operation in our POA.

Approved this date by an email vote of at least the majority of the ownership of the Redhill Pullman Property Owners Association.

Sincerely,

Board of Directors
Redhill Pullman Owners Association

DocuSigned by:

 98D6E55B26A405
 Dougley Stewart, President

DocuSigned by:

 4F6055ED807F4B8
 Jon Patton, Vice President

DocuSigned by:

 47B2FB9207434F4
 Robert McCarthy, Secretary/Treasurer

CC: Gabriel Villalobos, Assistant City Planner, The City of Costa Mesa



*REDHILL PULLMAN
OWNERS ASSOCIATION*

Agreed to the Conditions contained in this Conditional Letter of Approval:

DocuSigned by:

Ben Applebee

2/21/2023

20E9C3AA144248D

Watermark OC Church / By, Ben Applebee, Lead Pastor / Date

DocuSigned by:

Doug Stewart

2/21/2023

6131067F48CE47B

Sierra Nevada Investment Group, LLC / By, Doug Stewart Vice President / Date

CANYON PARK STUDIO

CANYON PARK STUDIO, INC.
LANDSCAPE ARCHITECTURE

FLA LIC. #5376
Add: 910 Dogwood Street, Costa Mesa, CA 92627
Tel: 949.512.5191
www.canyonparkstudio.com

Project:
PULLMAN ST. PARKING LOT RE-STRIPING

3184 Pullman Street
3186 Pullman Street
3189 Pullman Street

Costa Mesa, California

Client:

CONCEPTUAL PARKING LOT RE-STRIPING PLAN

Drawn By:

PM

Project No.

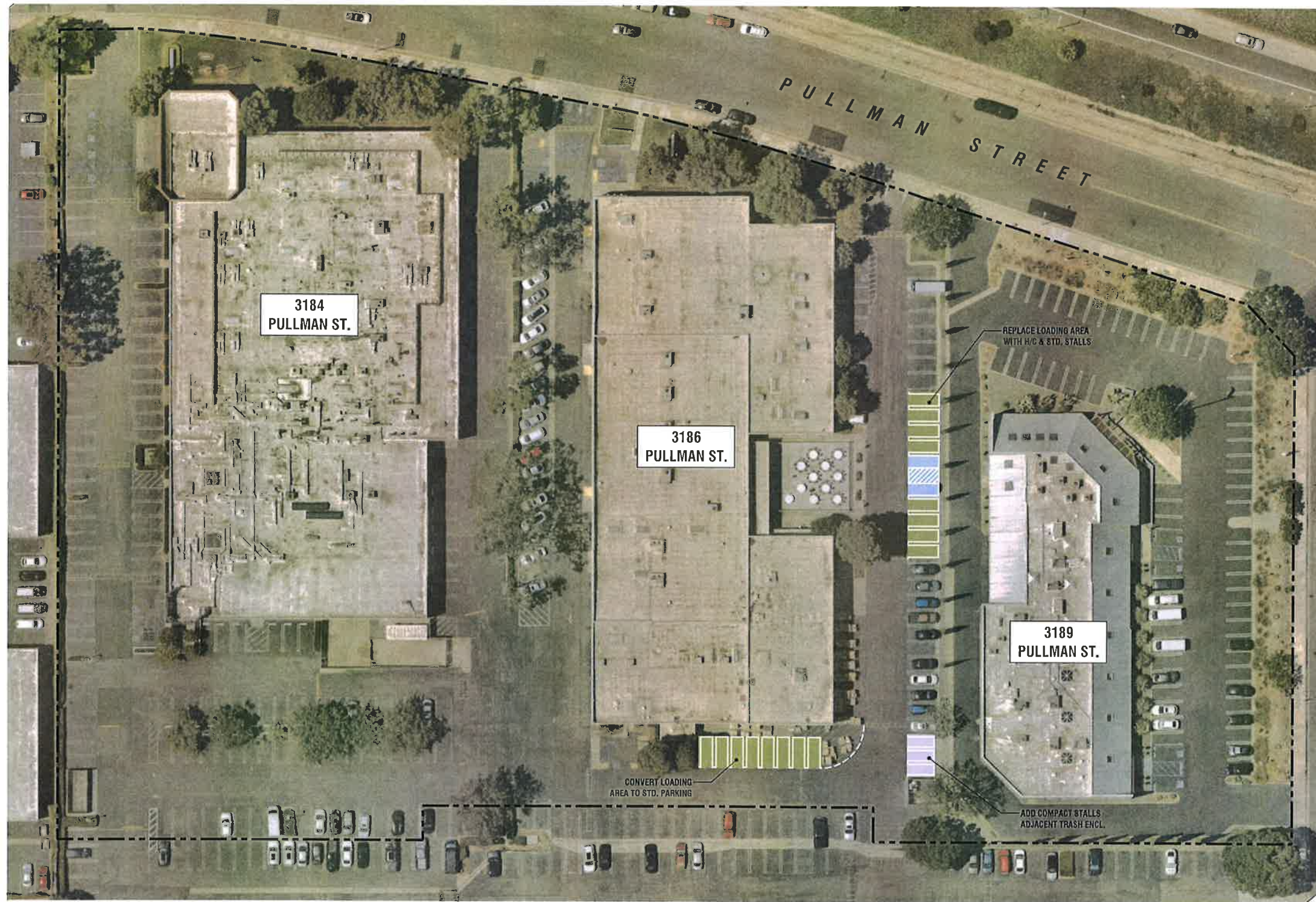
221223

Plot Date:

2023/02/09

Issued For:

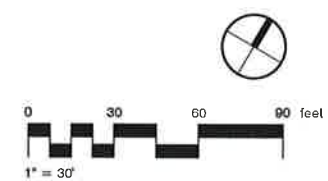
No.	Description	Date
#1	Prelim Plan	2022/12/30
#2	Revised Plan	2023/02/06
#3	Revised Plan	2023/02/08
#4	Revised Plan	2023/02/09



- GENERAL NOTES:**
- PLAN SHOWN FOR CONCEPTUAL PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION
 - OWNER TO VERIFY ALL VEHICULAR (FIRE/TRASH/TRUCK ACCESS, ETC.) REQUIREMENTS WITH CITY PRIOR TO INSTALLATION
 - OWNER TO VERIFY MODIFIED PARKING LAYOUT WITH CITY PLANNING DEPARTMENT
 - OWNER TO VERIFY HANDICAP AND FIRE ACCESS COMPLIANCE

PARKING LEGEND & COUNTS

SYMBOL	TYPE	QTY. NEW	QTY. (REMOVED)	NET GAIN/(LOSS)
	STANDARD PARKING STALL (9' x 18')	16	-	16
	COMPACT PARKING STALL (8' x 16')	3	-	3
	H/C ACCESSIBLE STALL (14' x 18')	2	-	2
NEW PARKING STALLS:		21 TOTAL		



DRAWING NUMBER:

L.1

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TENANT IMPROVEMENT FOR: BURN BOOT CAMP

3186 PULLMAN STREET COSTA MESA, CALIFORNIA

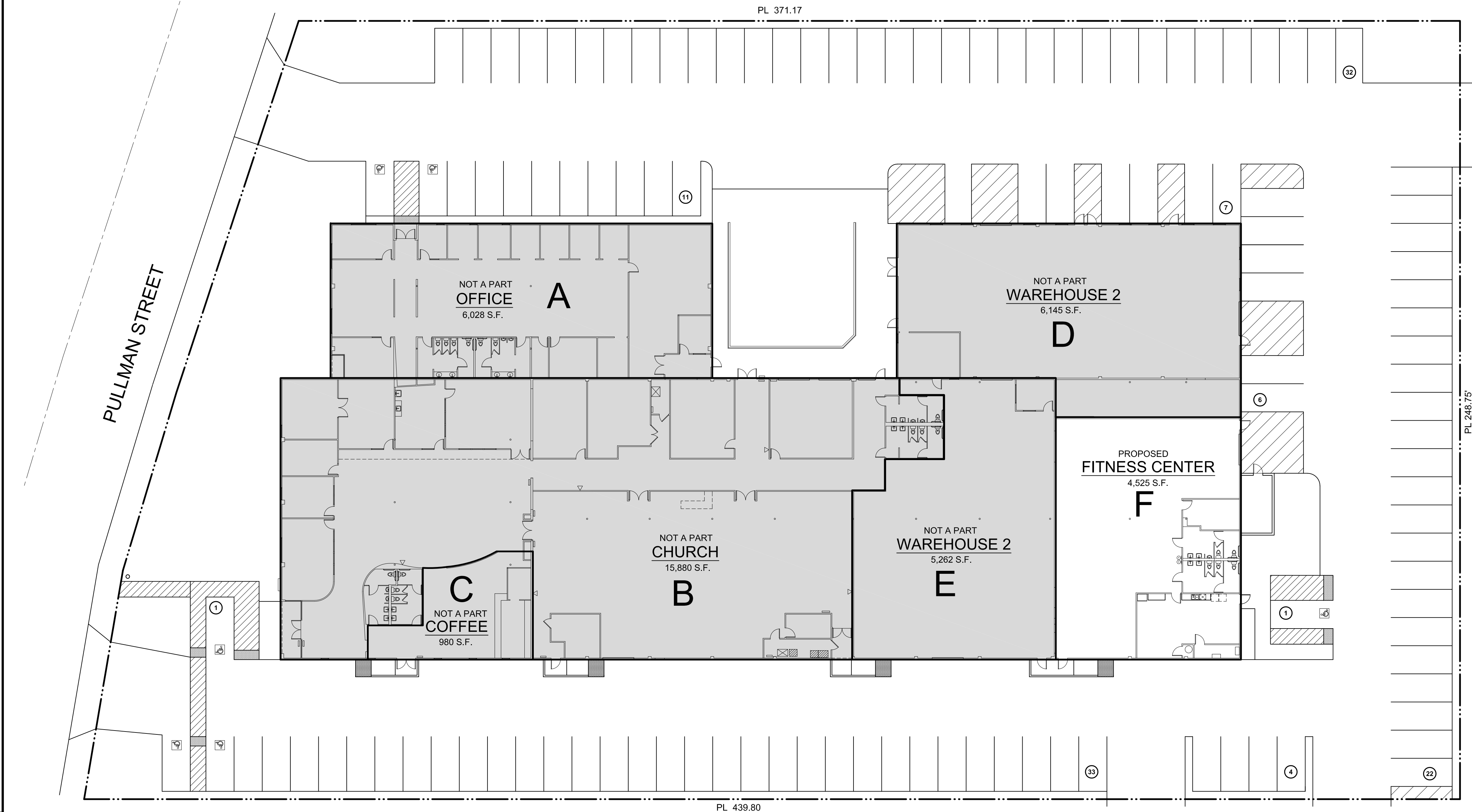


Revisions

GENERAL NOTES

- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, ALL OF WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., DURING CONSTRUCTION, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER.
- DISCREPANCIES IN THE CONTRACT DOCUMENTS; IN THE EVENT OF ERROR, OMISSION, AMBIGUITY, OR CONFLICT WITHIN THE DRAWINGS AND/OR SPECIFICATIONS, THE CONTRACTOR SHALL BRING THE MATTER TO THE ARCHITECT'S ATTENTION IN A TIMELY MANNER. FOR ARCHITECTS AND OWNER'S DETERMINATION AND DIRECTION IN ACCORDANCE WITH PROVISIONS OF THE GENERAL CONDITIONS, DISCREPANCIES IN THE CONTRACT SHALL NOT BE ALLOWED AS A BASIS FOR CHANGE ORDERS.
- JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTOR PRIOR TO FABRICATION.
- WRITTEN DIMENSIONS SHALL BE USED FOR LAY-OUT. DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VISIT THE JOB SITE DURING THE BIDDING PHASE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISHED SURFACES CLEAN AT THE COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
- THE CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL NEW AND EXISTING PIPING, FOOTINGS, TRENCHES, SLEEVES, CONDUITS, ETC.
- ALL CONSTRUCTION AND WORKMANSHIP SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND STANDARDS, INCLUDING TITLE 24 AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- RELATIONSHIP OF THE DRAWINGS, SPECIFICATIONS, AND OTHER CONTRACT DOCUMENTS IN THE PROJECT MANUAL ARE INTENDED TO BE COMPLEMENTARY. WHAT IS REQUIRED BY ONE SHALL BE AS IF REQUIRED BY ALL. WHAT IS SHOWN OR REQUIRED, OR MAY BE REASONABLY INFERRED TO BE REQUIRED, OR WHICH IS USUALLY AND CUSTOMARILY PROVIDED, SHALL BE INCLUDED IN THE WORK.
- WORKMANSHIP SHALL BE FIRST CLASS, FINISHED, SAFE AND NEAT THROUGHOUT AND PERFORMED BY COMPETENT AND EXPERIENCED PERSONNEL. CONSTANT SUPERVISION OF WORK BY CONTRACTOR SHALL BE MAINTAINED.
- ALL CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS FREE.
- FIRE DEPARTMENT NOTES:
A. MODIFIED FIRE SPRINKLER PLANS AND FIRE-LIFE-SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT ISSUANCE.
B. NO FRAMING OR "T-BAR" APPROVALS WILL BE GRANTED WITHOUT FIRE DEPARTMENT APPROVAL FOR THE FIRE SPRINKLERS.
- EXISTING SITE, ACCESSIBLE PARKING STALLS, SHALL FULLY COMPLY WITH T-24; AND SUBJECT TO FIELD VERIFICATION.
- FIRE EMERGENCY ACCESS AND SITE SAFETY SHALL BE MAINTAINED DURING PROJECT CONSTRUCTION PHASES IN COMPLIANCE PER CITY SPECIFICATIONS FOR FIRE SAFETY REQUIREMENTS FOR CONSTRUCTION SITES.

SITE PLAN

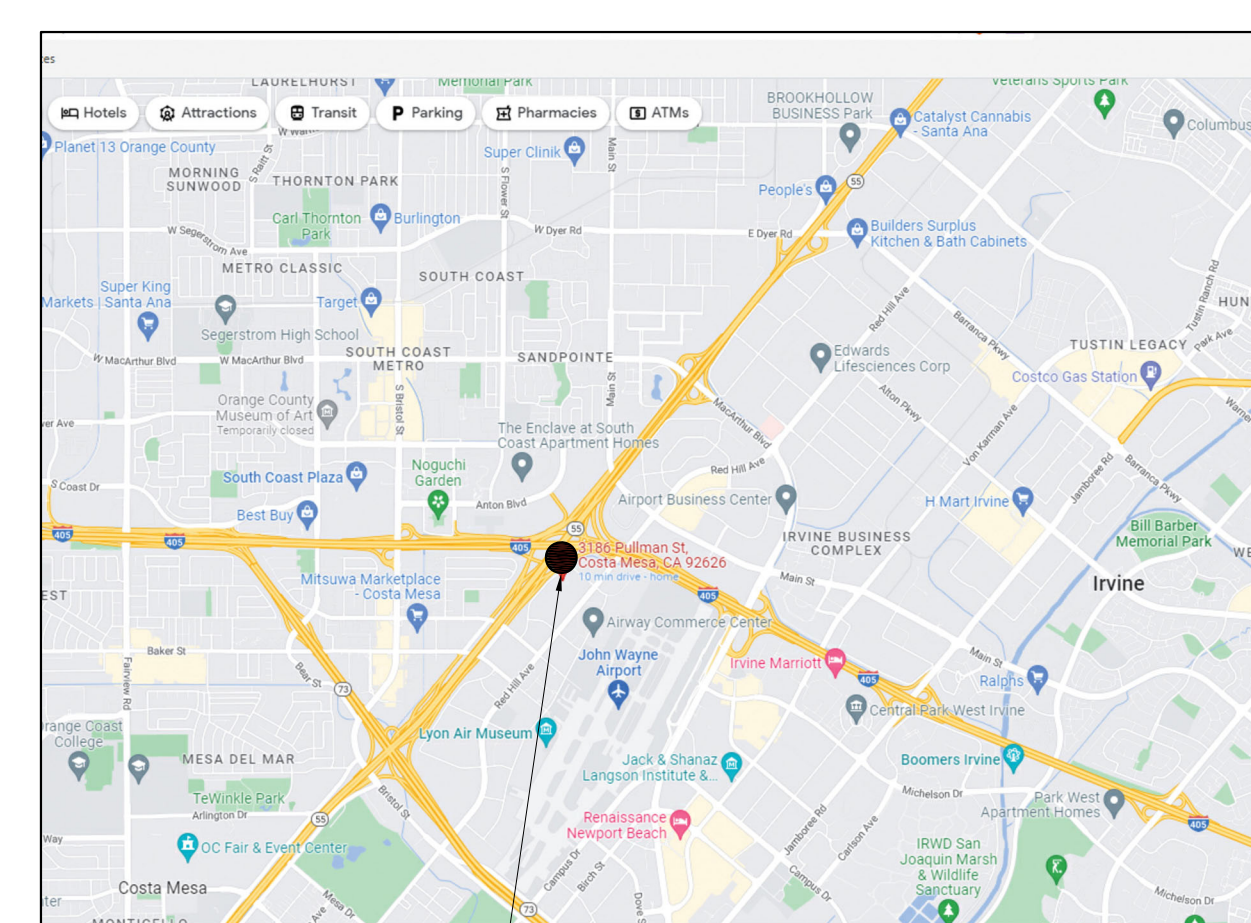


ARCHITECTURAL
A-0.1 TITLE SHEET / SITE PLAN
A-2.1 FLOOR PLAN

ABBREVIATIONS

ACOUS.	ACOUSTICAL	F.S.	FLOOR SINK	PRCST.	PRECAST
ADDL.	ADDITIONAL	FT.	FOOTFEET	PTN.	PARTITION
ADJ.	ADJUSTABLE	FTG.	FOOTING	Q.T.	QUARRY TILE
ALUM.	ALUMINUM	GA.	GAUGE	R.	RIBBON
APPROX.	APPROXIMATE	GLV.	GALVANIZED	RAD.	RADIUS
BD.	BOARD	GL.	GLASS	REF.	REINFORCE
BLDG.	BUILDING	GP.	GRADE	REQ.	REQUIRED
BLK.	BLOCK	GYP.	GYP.	RM.	ROOM
BLKG.	BLOCKING	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
BM.	BEAM	H.C.	HOLLOW CORE	RWD.	REDWOOD
BOT.	BOTTOM	H.D.	HARDWARE	R.W.L.	RAIN WATER LEADER
CAB.	CABINET	H.D.W.	HARDWARE	S.C.	SOLID CORE
CEM.	CEMENT	HGT.	HEIGHT	SCHD.	SCHEDULE
CER.	CERAMIC	H.M.	HOLLOW METAL	SH.	SHEET
CL.	CLASP	H.M.	HOLLOW METAL	SM.	SIMILAR
CLR.	CLEAR	HORZ.	HORIZONTAL	SQ.	SQUARE
COL.	COLUMN	ID.	INSIDE DIAMETER	SST.	STAINLESS STEEL
CONC.	CONCRETE	INCAND.	INCANDESCENT	STL.	STEEL
CONN.	CONNECTION	INSUL.	INSULATION	STOR.	STORAGE
CONT.	CONTINUOUS	INT.	INTERIOR	STRUC.	STRUCTURAL
C.T.	CERAMIC TILE	JAN.	JANITOR	SUSP.	SUSPENDED
CTSK.	COUNTERSINK	JOINT	JOINT	SYM.	SYMMETRICAL
DECOR.	DECORATIVE	LAM.	LAMINATE	T.	TREAD
DET.	DETAIL	LAV.	LAVATORY	T.C.	TOP OF CURB
D.F.	DOUGLAS FIR	LOC.	LOCATION	TEL.	TELEPHONE
DIA.	DIAMETER	LOC.	LOCATION	T&G	TONGUE & GROOVE
DN.	DOWN	MAX.	MAXIMUM	THK.	THICK
D.N.	DOWNSPOUT	MCH.	MECHANICAL	T.O.C.	TOP OF CHIMNEY
DWG.	DRAWING	MET.	METAL	T.O.FR.	TOP OF FRAMING
E.	EACH	MFR.	MANUFACTURER	T.O.L.	TOP OF LEDGER
EL.	ELEVATION	MIN.	MINIMUM	T.O.M.	TOP OF MASONRY
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS	T.O.P.	TOP OF PARAPET
EQ.	EQUAL	M.O.	MASONRY OPENING	T.O.PL.	TOP OF PLATE
EXH.	EXHAUST	MUL.	MOUNTED	TYP.	TYPICAL
EXP.	EXPANSION	MILL.	MILLION	U.O.N.	UNLESS OTHERWISE NOTED
EXT.	EXTERIOR	N.J.C.	NOT IN CONTRACT	VERT.	VERTICAL
EXIST.	EXISTING	N.O.	NUMBER	VEST.	VESTIBULE
F.A.U.	FORCED AIR UNIT	N.T.S.	NOT TO SCALE	V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
F.D.	FLOOR DRAIN	O.A.	OVERALL	W.	WITH
F.H.C.	FIRE HOSE CABINET	O.C.	ON CENTER	W/O	WITHOUT
FIN.	FINISH	O.D.	OUTSIDE DIAMETER	W.C.	WATER CLOSET
FL.	FLOOR	OFF.	OFFICE	W.D.	WOOD
FLASH.	FLASHING	OPNG.	OPENING	W/OV.	WINDOW
FLUOR.	FLUORESCENT	OPF.	OPPOSITE	W.H.	WATER HEATER
F.O.C.	FACE OF CONCRETE	PL.	PLATE	W/ST.	WANSICOT
F.O.F.	FACE OF FINISH	PLA.	PLASTER	WT.	WEIGHT
F.O.M.	FACE OF MASONRY	PLYWD.	PLYWOOD		
F.O.S.	FACE OF STUD	PR.	PAIR		

VICINITY MAP



PROJECT LOCATION

PROJECT DATA

APPLICANT: KELLY HALL / BURN BOOT CAMP
2675 IRVINE AVE
COSTA MESA, CA 92626
(949) 423-7249

PROJECT ADDRESS: 3186 PULLMAN STREET
COSTA MESA, CA

APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA UNIFORM ADMINISTRATIVE CODE
2019 CALIFORNIA FIRE CODE

OCCUPANCY GROUP: A-3 / B / S-1
No. OF STORIES: 1 STORY
CONSTRUCTION TYPE: TYPE III-B, SPRINKLERED
SCOPE OF WORK: TENANT IMPROVEMENT TO CONVERT EXISTING WAREHOUSE (S-1) TO FITNESS CENTER (A-3)

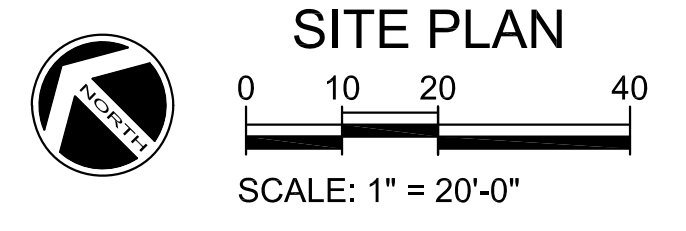
BUILDING AREA TOTALS:

EXISTING CHURCH (A-3)	15,880 SF
COFFEE AREA (B)	980 SF
OFFICE (B)	6,028 SF
WAREHOUSE - 1 (S-1)	5,438 SF
WAREHOUSE - 2 (S-1)	5,262 SF
PROPOSED FITNESS CENTER (A-3)	5,325 SF
TOTAL AREA:	38,910 SF

MIXED USE OCCUPANCY ANALYSIS:

A-3 OCCUPANCY ACTUAL AREA:	21,205 S.F.	= .55
A-3 OCCUPANCY ALLOWABLE AREA:	38,000 S.F.	
S-1 OCCUPANCY ACTUAL AREA:	10,697 S.F.	= .15
S-1 OCCUPANCY ALLOWABLE AREA:	70,000 S.F.	
B OCCUPANCY ACTUAL AREA:	7,008 S.F.	= .09
B OCCUPANCY ALLOWABLE AREA:	76,000 S.F.	

PER CBC SECTION 508.4.2:
THE SUM OF THE RATIOS (.55 + .15 + .09 = .79) IS LESS THAN 1



SHEET INDEX

BURN BOOT CAMP
3186 PULLMAN STREET
COSTA MESA, CA

ENTITLEMENT
SUBMITTAL #1

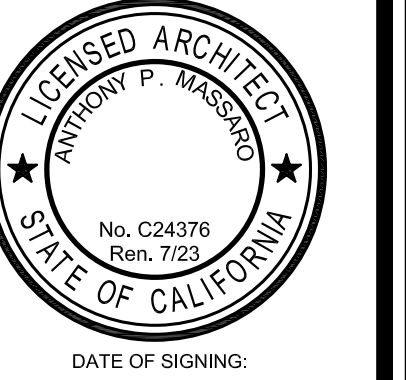
Issue Date 10/31/22

Title

TITLE SHEET

Sheet No.

A-0.1



Revisions

BURN BOOT CAMP
 3186 PULLMAN STREET
 COSTA MESA, CA

ENTITLEMENT
 SUBMITTAL #1

Issue Date 10/31/22

Title
 PARTIAL
 FLOOR PLAN

Sheet No.

A-2.1



FLOOR PLAN
 0 6 12 24
 SCALE: 3/32" = 1'-0"

HATCHED AREA INDICATES AREA OF
 BUILDING NOT A PART