



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, PETER NAGHAVI, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: NOVEMBER 21, 2012
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

WKB

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on November 28, 2012. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-12-28 **230 E. 17th Street, Suite 100**

Minor conditional use permit to deviate from shared parking requirements due to off-set hours of operation for a cycling studio (Full Cycle), with classes of up to 25 students and one instructor.

Approved, subject to conditions.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

November 21, 2012

Mr. Paul Harmeling
Post Office Box 1111
Laguna Beach, CA 92652

**RE: ZONING APPLICATION ZA-12-28
MINOR CONDITIONAL USE PERMIT TO ALLOW A DEVIATION FROM
SHARED PARKING FOR A CYCLING STUDIO
230 E. 17TH STREET #100, COSTA MESA**

Dear Mr. Harmeling:

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 November 28, 2012, 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, Raynald F. Pascua, at (714) 754-5245, or at ray.pascua@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description, Site Plan, Floor Plan, Building Elevations
Findings
Conditions of Approval, Code Requirements, and Special District
Requirements
Approved Conceptual Plans

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

- The subject property is located on the north side of 17th Street, between Orange Avenue to the west and Westminster Avenue to the east in the C1 (Local Business District) zone, and has a consistent General Plan land use designation of General Commercial. The subject property is approximately 0.89 acre and is improved with a multi-tenant, two-story building that is approximately 18,588 square feet. There are 85 standard parking spaces (based on the submitted site plan) accessed via paved drive aisles. Primary ingress/egress point to the parking lot is through an alleyway on the north side of the property. Based on City building records, the building was constructed in the mid-1960's.
- The applicant requests approval of a Minor Conditional Use Permit (MCUP) to allow a reduction in the amount of required parking spaces for a cycling studio.
- This application is for an approximately 1,000 square foot tenant space, located on the first floor, immediately adjacent to the main entrance corridor of the "Two Thirty 17th Street Plaza" building. The tenant space consists of a reception station, a 600-square-foot room for up to 26 stationary cycles, 2 dressing rooms and an office/storage room. Entrance/exit doors for this tenant space are provided from the main entrance corridor and from 17th Street.
- The indoor group cycling class will have between 21 and 26 stationary cycles for a maximum of 25 students and one instructor. At any given time, the maximum number of people in the studio will be 28; 25 students, one instructor, one manager and one front desk employee.
- Duration of a class is 40 minutes, followed by a 5-minute-cool down period. Class times will not overlap; there will always be at least 15 minutes between classes.
- The applicant states that during the first few months of operation, activities will be limited to responding to inquiries about the business, giving tours of the studio, booking classes and conducting other operational functions during the weekdays between 8:00 a.m. and 5:00 p.m. As the business activities increase, the days and hours of operation will be as follows:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5:30 a.m.	5:30 a.m.	5:30 a.m.	5:30 a.m.	5:30 a.m.		
6:30 a.m.	6:30 a.m.	6:30 a.m.	6:30 a.m.	6:30 a.m.		
					8:30 a.m.	8:30 a.m.
9:00 a.m.		9:00 a.m.		9:00 a.m.	9:30 a.m.	9:30 a.m.
5:30 p.m.	5:30 p.m.	5:30 p.m.	5:30 p.m.	5:30 p.m.		
6:30 p.m.	6:30 p.m.	6:30 p.m.	6:30 p.m.	6:30 p.m.		

As noted, the subject property is improved with a parking lot containing 85 on-site parking spaces that serve nine suites, including the suite that is being considered in this application.

Based on a shared parking study conducted by City staff, 82 parking spaces are required to meet the demands of the existing businesses in the center. Since the operational characteristics of a group indoor cycling studio are similar in nature to that of a health club, spas, etc., the appropriate parking ratio is 10 parking spaces per 1,000 square feet of gross floor area. Consequently, based on the 1,000-square-foot size of the tenant space, 10 on-site parking spaces are required; four spaces are allocated for the suite, resulting in an overall requirement of 92 parking spaces required for the property. While the required number of parking spaces exceeds the number of provided parking spaces City staff does not anticipate any negative parking impacts due to the proposed offset hours of operation for the use.

- Most of the classes are scheduled outside of the normal business hours (8:00 a.m. to 5:00 p.m.), which are maintained by the existing tenants of the development. Domino's, which is in Suite 110, also operates outside of the normal business hours; however, their business operation is limited to take-out and delivery service only; the establishment does not have any dining areas.
- If parking shortages or other parking-related problems arise, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the days and/or hours of the business.
- The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the recommended conditions of approval, the proposed use should not adversely impact the surrounding uses. Specifically, with the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is compatible with developments in the same general area. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the Minor Conditional Use Permit will not allow a use, density or intensity, that is not in accordance with the general plan designation for the property. Specifically, most of the classes are scheduled outside of the normal business hours maintained by the existing tenants of the development or at non-peak parking times. Additionally, if parking shortages or other parking-related problems arise, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to days and/or hours of the business.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
1. The proposed use is compatible and harmonious with uses both on-site,

- as well as those on surrounding properties.
2. Safety and compatibility of the design of the buildings, and other site features, including functional aspects of the site development, such as automobile and pedestrian circulation, have been considered.
 3. The use is consistent with the General Plan designation because the project will not exceed the allowable General Plan intensity for the site.
- 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, Class 1, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- PIng. 1. The use shall be limited to the type of operation as described in the staff report and the attached applicant's description letter, with classes offered at off-set hours from the majority of the other uses.
2. At any given time, the group indoor cycling studio shall be limited to 28 people: 25 students, one instructor, one manager and one front desk employee.
 3. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the days and/or hours of the business.
 4. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute appropriate security and operational measures necessary to comply with this requirement.
 5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to commencement of the business. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

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.

- PIng. 1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the

- business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 3. Use shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to commercial development standards.
 4. Parking stalls shall be double-striped in accordance with City standards.
- Bldg. 5. Comply with the requirements of the 2010 California Building Code, 2010 Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code and the 2010 California Energy Code (or applicable adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code and California Energy Code, at the time of plan submittal) and the California Code of Regulations, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- Bus. Lic. 6. 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.
- Eng. 7. Business license(s) shall be obtained prior to the initiation of the business.
8. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.
- Parks 9. Install two 24-inch box Lagerstroemia within front planter along East 17th Street under the direction of staff.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. Applicant shall comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

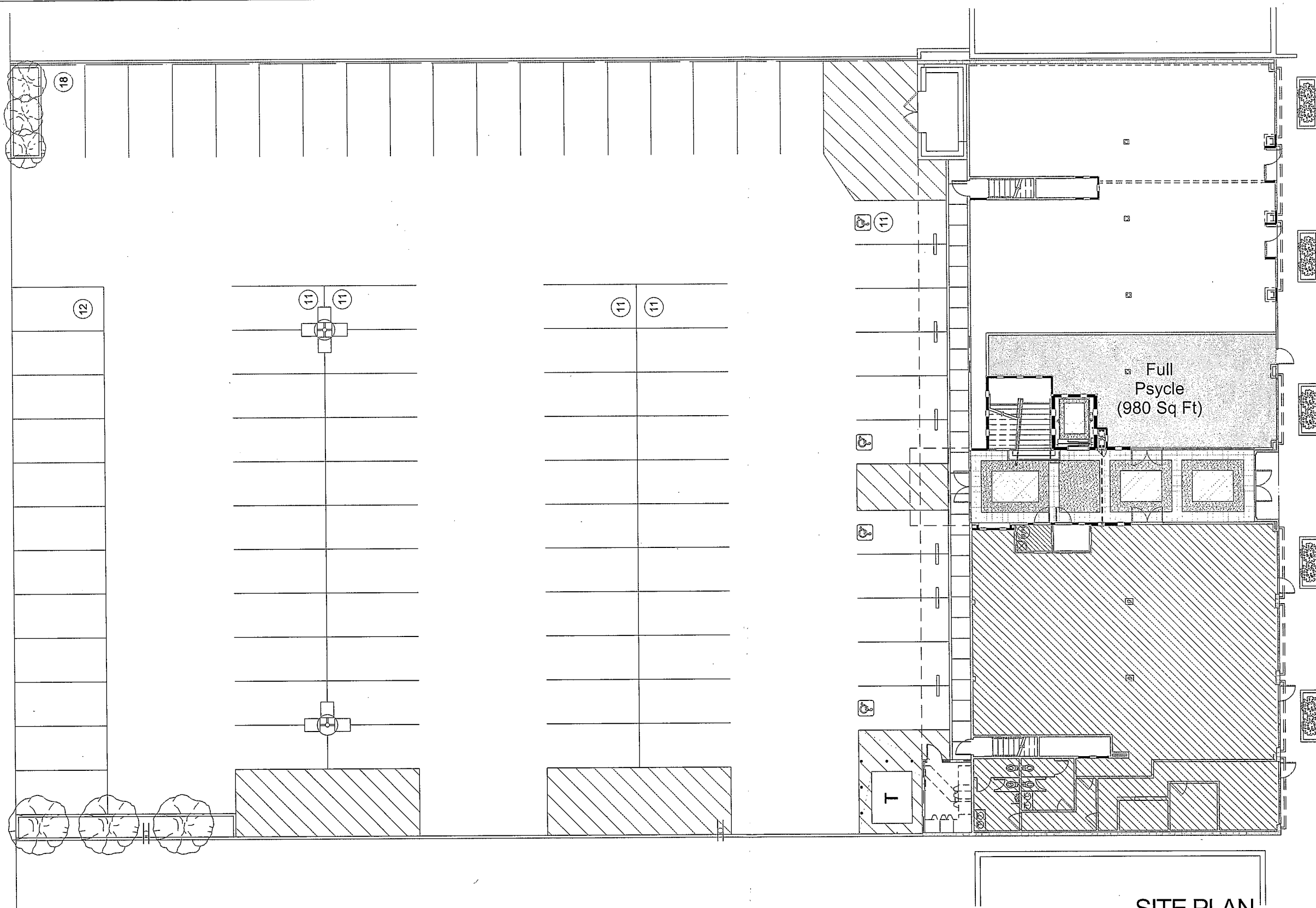
FULL PSYCLE, LLC

APPLICANT LETTER: DESCRIPTION OF PROJECT

Pursuant to the prospective approval of our application for a parking-related Minor Conditional Use Permit, Full PSYcle, LLC, will be executing a lease for 1222 square feet at 230 E 17th St. We plan to turn the space that is currently leased by a retail clothing boutique into an indoor cycling studio, which we will operate almost exclusively outside of the business hours of our co-tenants in the building. We will offer group indoor cycling classes to 20-25 people and have a maximum of 28 people on the property at any time (25 riders, 1 instructor, 1 manager and 1 front desk employee). The property currently has a generous 5.4:1000 parking ratio (85 parking spaces) based on its medical office (8500 square feet; 6:1000) and retail (7200 square feet; 4:1000) components. Our proposed use and hours of operations insure that our business will not be detrimental to other tenants and properties in the same area. Thank you for your consideration of our application.

Alley

17th Street



SITE PLAN
 SCALE: 1" = 20'-0" ANSI - B

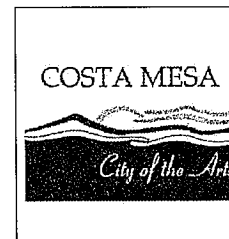
Prepared by:
 K Allan Consulting
 1100 Hope Ave #103
 Los Angeles, Ca 90015
 (310) 601-7768



Full Psycle
 230 E. 17th Street
 Costa Mesa, Ca 92627

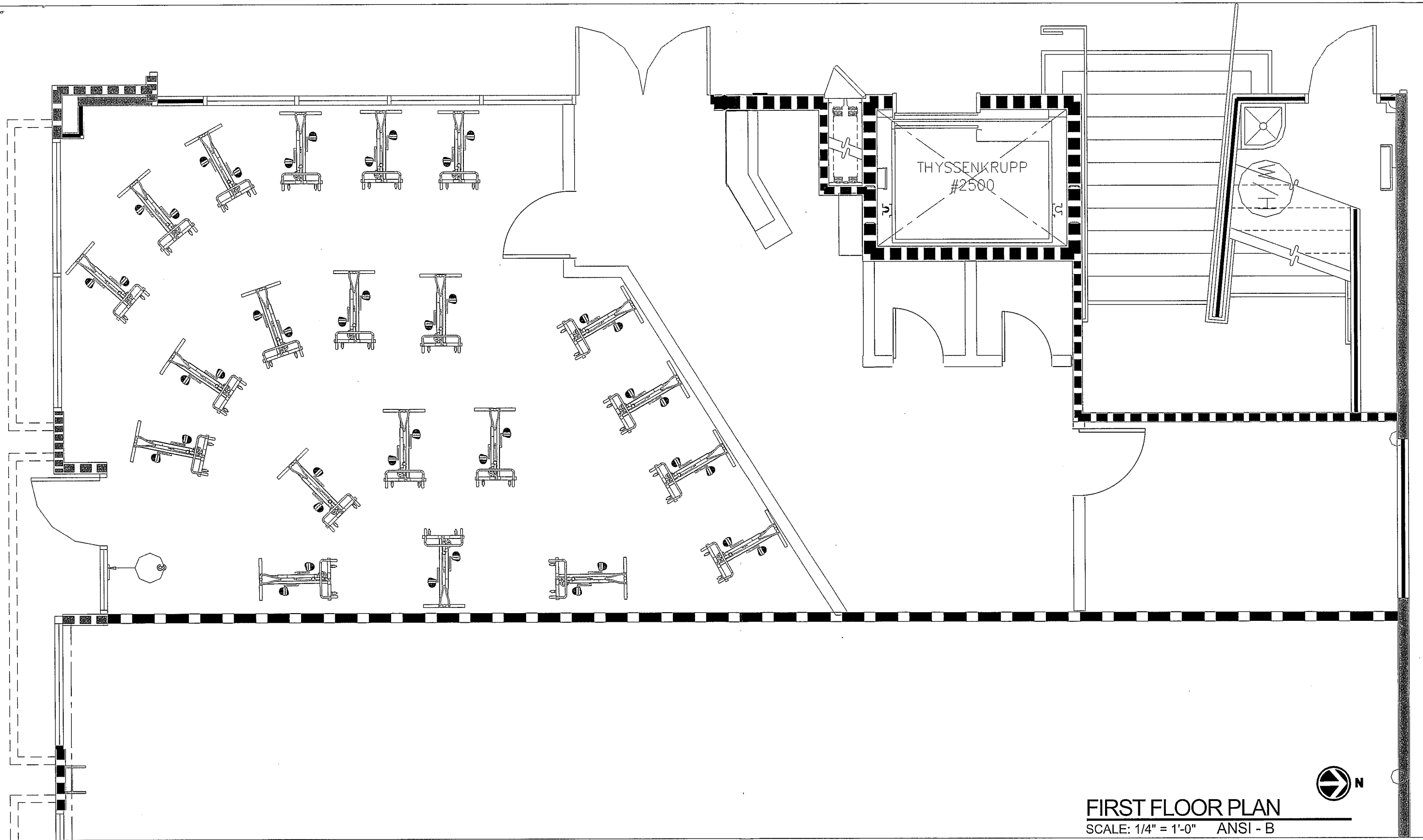
**CTC
 SITE**
 NOT FOR
 CONSTRUCTION

DRAWN BY: Ware Malcomb
 CHECKED BY:
 SCALE: 1" = 20'-0"
 DATE: 9/14/2006



City of Costa Mesa
 77 Fair Drive
 Costa Mesa, Ca 92626

CTC-SITE
 Full Psycle
 9 - 24 - 12



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" ANSI - B

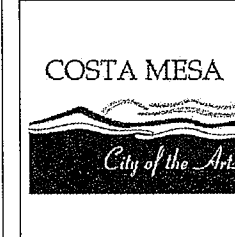


Prepared by:
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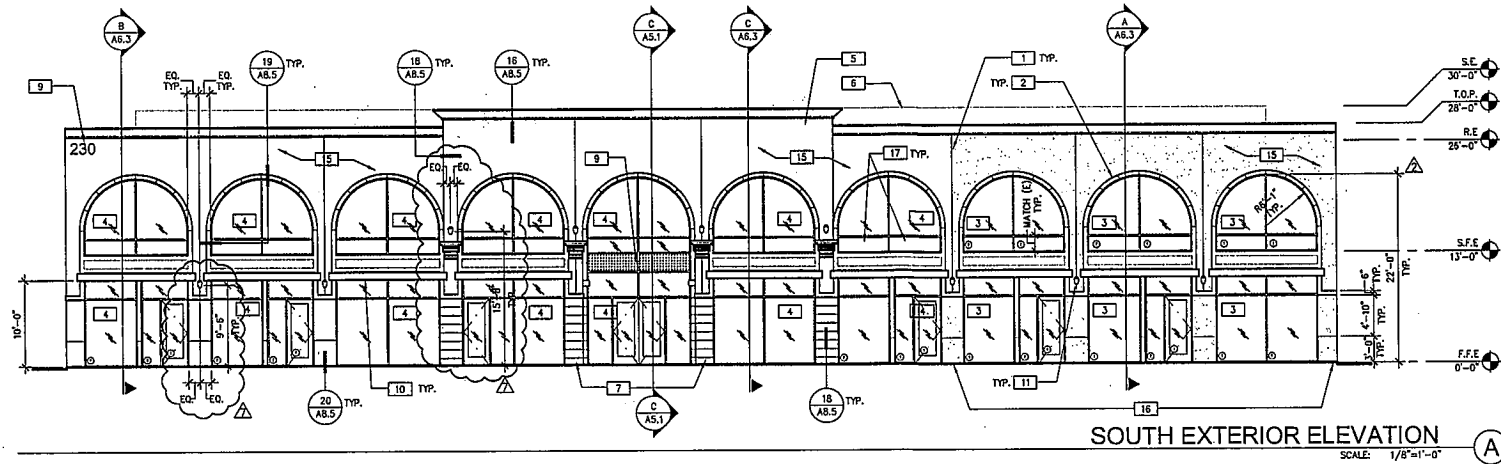
Full Psycle
 230 E. 17th Street
 Costa Mesa, Ca 92627

**CUP -
 Furniture and
 Equipment**
 NOT FOR CONSTRUCTION

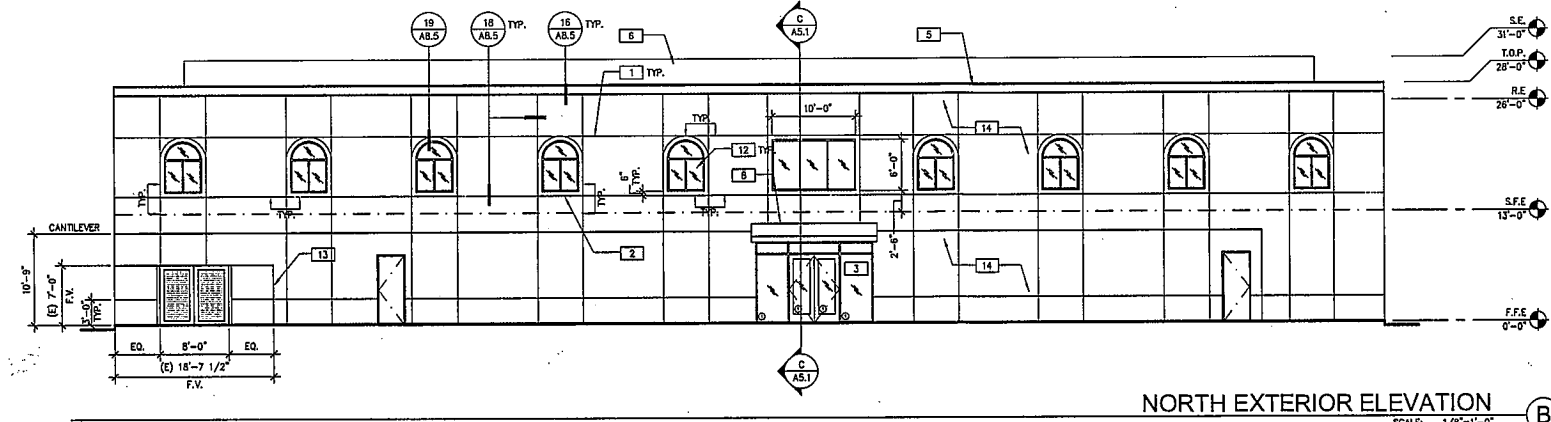


City of Costa Mesa
 77 Fair Drive
 Costa Mesa, Ca 92626

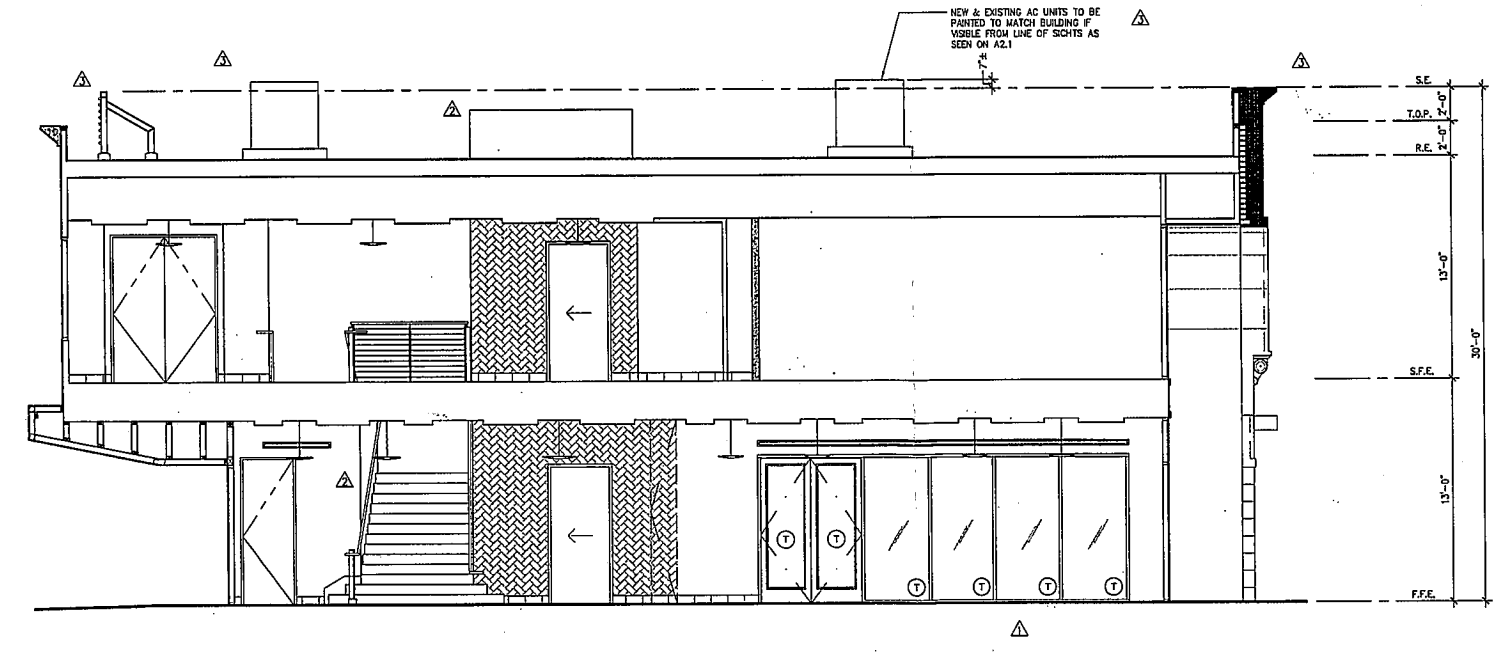
CUP-F&E
 Full Psycle
 9 - 22 - 12



SOUTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



NORTH EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



BUILDING SECTION & ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION NOTES

- 1 3/4" V-REVEAL
- 2 1" EPS TRIM
- 3 ALUMINUM STOREFRONT SYSTEM WITH 1/4" THICK GLAZING MULLION LOCATIONS TO BE BASED ON EXISTING STOREFRONT SYSTEM, CONTRACTOR TO FIELD VERIFY - U.N.O.
- 4 (E) ALUMINUM STOREFRONT SYSTEM TO REMAIN
- 5 EPS WALL CAP
- 6 MECHANICAL SCREEN BEYOND - PAINT TO MATCH BUILDING
- 7 TILE WALL ACCENT @ ENTRANCE
- 8 ALUMINUM CLAD CANOPY - SEE STRUCTURAL DRAWINGS
- 9 BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET PER LOCAL JURISDICTION.
- 10 STEEL CHANSEL CANOPY - SEE STRUCTURAL DRAWINGS
- 11 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS
- 12 (E) WINDOWS TO BE PAINTED
- 13 (E) ALTERED TRASH ENCLOSURE ATTACH LATH AND APPLY 7/8" STUCCO - SEE FLOOR PLANS & STRUCTURAL DRAWINGS
- 14 (E) STUCCO WALL TO BE RE-PAINTED
- 15 (E) EXTERIOR WALL TO REMAIN W/ BRICK VENEER ATTACH 1/2" DOWNGLASS TO BRICK VENEER, LATCH, AND 7/8" STUCCO.
- 16 NEW EXTERIOR WALL CONSTRUCTION HERE
- 17 VERIFY EXISTING TEMPORED GLASS OR PROVIDE

GLAZING GENERAL NOTES

1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
2. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES.
3. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
4. T.O.M. = TOP OF MULLION
5. C.O.M. = CENTER OF MULLION
6. B.O.M. = BOTTOM OF MULLION

LEGEND

- ▧ WSGU GLASS
- ⊙ TEMPERED GLASS

COLOR LEGEND

- Ⓐ BASE COLOR: XXX
- Ⓑ SECONDARY COLOR: XXX
- Ⓒ ACCENT COLOR: XXX
- Ⓓ ACCENT COLOR: XXX

WARE MALCOLM
10 edition
Inventor: California 92618
P: 949.660.0173 F: 949.660.1181

RECEIVED
AUG 29 2007
ACS Construction Company

17th St. RETAIL & M.O.B.
230 E. 17th St.
COSTA MESA, CALIFORNIA

DATE	REVISIONS	DATE	REVISIONS
07/14/2006	1st PLAN-CHECK SUBMITTAL		
09/25/2006	2nd PLAN-CHECK SUBMITTAL		
07/03/2007	3RD PLAN-CHECK REVIEW		
08/07/2007	CONSTRUCTION P		
08/27/2007	CONSTRUCTION P		

PA / PAK	M. SCHAFER
DRAWN BY:	RJV
JOB NO.:	061-313.00

SHEET
A5.1

F:\Jobs\06131300 - 230 E. 17th M.O.B.\Cen\CD\313A51.dwg

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