



PLANNING COMMISSION AGENDA REPORT

VII.5

MEETING DATE: DECEMBER 13, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-43
1304 LOGAN AVENUE, SUITE J

DATE: DECEMBER 2, 2004

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714) 754-5611

PROJECT DESCRIPTION

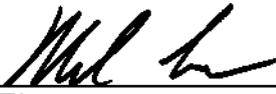
The applicant is requesting approval of a conditional use permit to establish a martial arts studio in a portion of an existing industrial building, with a minor conditional use permit to deviate from required parking based upon off-set hours of operation.

APPLICANT

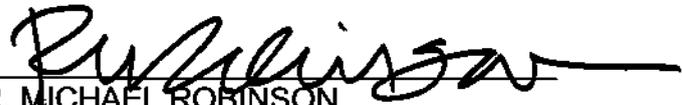
The applicant is Michael Buckels, representing the property owner, TS&K Associates.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



MEL LEE
Associate Planner



R. MICHAEL ROBINSON
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1304 Logan Avenue, #J Application: PA-04-43

Request: Conditional use permit to establish a martial arts studio in a portion of an existing industrial building, with a minor conditional use permit to deviate from required parking based upon off-set hours of operation.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>MG</u>	North: <u>R3, multiple family residences</u>
General Plan: <u>General Industrial</u>	South: <u>(Across Logan Av) MG, industrial uses</u>
Lot Dimensions: <u>180 FT x 299 FT</u>	East: <u>MG, industrial uses</u>
Lot Area: <u>53,820 SF</u>	West: <u>MG, industrial uses</u>
Existing Dev.: <u>20,812 SF industrial building</u>	

DEVELOPMENT STANDARD COMPARISON (EXISTING BUILDING)

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Area	10,000 SF	53,820 SF
Parking:		
Standard	71	64
Handicapped	3	1*
TOTAL:	74 Spaces	65 Spaces**

*The property is legal nonconforming.

**See staff report discussion.

CEQA Status: Exempt (Class 1)

Final Action: Planning Commission

BACKGROUND

On February 22, 1988, Planning Commission approved PA-88-18 to allow an auto repair use in Suite B, which is currently occupied by Orange Coast Auto.

ANALYSIS

The applicant is proposing a martial arts studio within a 1,720 square foot space of the existing 20,812 square foot multiple tenant industrial building. The space contains open area, a small office, and restrooms. Under code, the proposed use requires approval of a conditional use permit.

Conditional Use Permit

According to the applicant, the classes will be conducted from 4:00 p.m. to 10:00 p.m., Monday through Friday, and 9:00 a.m. to 2:00 p.m. on Saturday. No classes would occur on Sunday. Approximately four to five classes will be conducted each day, with 10-20 students per class. There will be one instructor, which will be the applicant. Each class will last from 30 minutes to an hour.

It is staff's opinion the proposed use will be reasonably compatible with the surrounding area. The use will be conducted entirely within the tenant space, which is setback approximately 85 feet from residentially-zoned properties at the rear of the site. Additionally, the proposed 10:00 p.m. evening hours of operation during the weekdays should not be late enough to be disruptive to residents. Staff has incorporated conditions of approval to minimize adverse impacts on the adjacent properties, including a condition requiring that the use be conducted in a manner that will allow the quiet enjoyment of the surrounding neighborhood (condition no. 2).

Minor Conditional Use Permit

If the use were to be approved, a minor conditional use permit to deviate from required parking is also needed. A summary of the required parking is provided in the following table:

Square Footage of Building	20,812 Sq. Ft.
Square Footage of Proposed Use	1,720 Sq. Ft.
# Spaces Required if Entire Building Used for Industrial Only (3 per 1,000)	62 Spaces
# Spaces Provided	65 Spaces
# Spaces Required for use and Remainder of Industrial Building	74 Spaces (17 for Use+ 57 for Remainder of Industrial Building)
# Spaces Deficient	9 Spaces

As indicated in the above table, if all uses operate at the same time, the entire site would be deficient by 9 parking spaces. Because the majority of the classes will be held when the industrial businesses are closed, the site should have sufficient on-site parking during the evening and weekend hours to support the use. There will be an overlap in parking weekdays between 4:00 p.m. and 5:00 p.m., when the use is opening and the other

businesses are closing. However, the overlap would only be for one hour and with the other businesses finishing up for the day, adequate parking should be available.

ALTERNATIVES

If either part of the application is denied, the use cannot be established on the property.

CONCLUSION

The proposed use would operate in the evening hours to reduce any adverse parking impacts to businesses on the site. Additionally, the separation of the use from residential properties and the proposed hours of operation should not be disruptive to residential properties. Therefore, staff supports the use.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Zoning/Location Map
 Plans

cc: Deputy City Manager - Dev. Svcs.
 Senior Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Michael Buckels
7852 Speer Avenue #B
Huntington Beach, CA 92647

TS&K Associates
Attn: Tammy McGinley
4931 Birch Street
Newport Beach, CA 92660

File: 121304PA0443	Date: 120104	Time: 330p.m.
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CITY OF COSTA MESA

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**