



PLANNING COMMISSION

AGENDA REPORT

VII. 4

MEETING DATE: SEPTEMBER 24, 2007

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-27
1670 SUNFLOWER AVENUE

DATE: SEPTEMBER 13, 2007

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

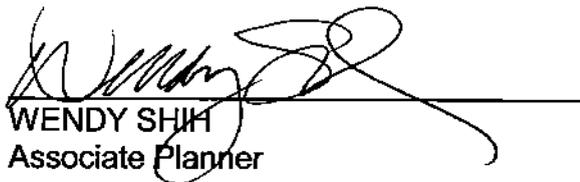
The applicant is requesting approval of a conditional use permit for an indoor go-cart facility.

APPLICANT

Orrin Moore is the authorized agent for property owner Penick Partners.

RECOMMENDATION

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


WENDY SHIH
Associate Planner


KIMBERLY BRANDT, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1670 Sunflower Avenue Application: PA-07-27

Request: Conditional use permit for an indoor go-cart facility.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>MP (Industrial Park)</u>	North: <u>Surrounding</u>
General Plan: <u>Industrial Park</u>	South: <u>properties</u>
Lot Dimensions: <u>Irregular</u>	East: <u>are industrially</u>
Lot Area: <u>104,065 sq.ft.</u>	West: <u>zoned and developed.</u>
Existing Dev.: <u>41,247 sq.ft. industrial building.</u>	

DEVELOPMENT STANDARD COMPARISON (EXISTING BUILDING)

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:	30,000 sq.ft.	104,065 sq.ft.
Floor Area Ratio (Low Traffic):	.40 (41,626 sq.ft.) maximum	.39 (41,247 sq.ft.)
Parking:		
Standard	NA	86
Handicapped	NA	4
TOTAL:	NA¹	90 spaces

CEQA Status: Exempt (Class 1)
 Final Action: Planning Commission

¹ Zoning Code does not include parking requirements for the proposed use. Review of parking was conducted as part of this application (see staff report discussion).

BACKGROUND

The subject property is located between Cadillac Avenue and Hyland Avenue, on the north side of Sunflower Avenue. The lot is zoned MP (General Industrial) with a General Plan designation of Industrial Park and contains a 41,247 square-foot industrial building. It is surrounded by industrially zoned and developed properties.

The applicant proposes to utilize the building for an indoor electric-powered go-cart facility (Extreme Indoor Karting) for recreational purposes. A conditional use permit (CUP) is required for the use.

ANALYSIS

Based on the applicant's description letter, the business will operate entirely indoors, and includes a racetrack, concessions, meeting rooms, seating area and administrative offices. The facility would be open Monday through Thursday from 11 a.m. to 10 p.m., Friday and Saturday from 11 a.m. to 11 p.m., and Sunday from 11 a.m. to 7 p.m. The applicant estimates approximately 8 employees at the site at any one time and a maximum of 45 customers with 10 racers on the track during peak hours. The primary market for the proposed facility is business and corporate events, although walk-in customers are also allowed. No alcohol sale is proposed.

The Zoning Code does not include parking requirements for the proposed use. Parking is determined on a case-by-case basis under the CUP. The applicant provided examples of two go-cart facilities that were approved in 2005; Pole Position Raceway in Corona (51,000 square-foot building with 117 parking spaces) and K-1 Speed in Irvine (86,882 square foot building with 120 parking spaces), along with a traffic study based on an existing K-1 Speed facility in Carlsbad. A parking survey conducted in conjunction with the traffic study concluded that the parking demand for this type of use is 1 space per 1,672 square feet of gross floor area. Based on the traffic study, a minimum of 25 parking spaces would be required for the proposed facility.

Based on the applicant's estimate of the maximum number of 8 employees and 45 customers at the site at any one time, a minimum of 53 parking would be necessary to accommodate the business during peak hours; the site contains 90 spaces. It is staff's opinion that adequate parking exists on-site to accommodate the proposed use. Staff has also visited the existing facility in Irvine during peak hours (after 5 p.m.) and found no parking problems.

GENERAL PLAN CONSISTENCY

The General Plan permits commercial recreational uses within the Industrial Park land use designation, provided the proposal is complementary to the industrial area and is within the allowable floor area ratio (FAR) standards. It is staff's opinion that the proposed use is compatible and complementary to other uses in the area and will not negative impact traffic or on-site circulation. Specifically, the facility would cater to the industrial businesses and office parks for corporate events in the vicinity as well as other customers without impacting on-site parking. The existing development with a .39 FAR is

also within the allowable building intensity standard to accommodate low traffic generating uses (maximum FAR of .40 allowed). The traffic study submitted by the applicant, and reviewed by the City's Transportation Services staff, demonstrates that the proposed facility can be considered a "low-traffic" use. It is staff's opinion that the proposal is consistent with the General Plan.

ALTERNATIVES

If the application is denied, the proposed use cannot be established on the property and substantially the same request cannot be re-submitted for 6 months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

CONCLUSION

Since adequate parking is provided on-site to accommodate the use and the anticipated vehicle trips to the site is consistent with other industrial uses in the area, staff does not anticipate that the proposed go-cart facility will generate negative impacts on existing uses in the vicinity.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description Letter
 Trip Generation and Parking Rate Analysis for K-1 Speed (Irvine)
 Zoning/Location Map
 Plans

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

William Penick
Penick Partners
17152 Armstrong Ave.
Irvine, CA 92614

Orrin Moore
1332 Bell Ave., Ste. 2E
Tustin, CA 92780

RESOLUTION NO. PC-07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-27**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Orrin Moore, authorized agent for property owner Penick Partners, with respect to the real property located at 1670 Sunflower Avenue, requesting approval of a conditional use permit for an indoor go-cart facility in an MP zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 24, 2007;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-07-27 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-07-27 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 24th day of September, 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project is consistent with the General Plan since the Industrial Park designation allows commercial recreational uses, the proposal is complementary to the industrial area, and is within the allowable floor area ratio (FAR) standards (.40 allowed; .39 existing).
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the 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. Specifically, all activities will be conducted indoors and on-site parking spaces are adequate to accommodate the proposed use. The proposed recreational facility will also cater to existing industrial businesses and office parks in the area.
- 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 from CEQA under Section 15301.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The conditional use permit herein approved shall be valid until revoked. However, the conditional use permit shall expire at the end of one (1) year unless a business license is obtained and the business legally commences or the applicant applies for and is granted an extension of time. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is operated in violation of applicable laws or ordinances or, if in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable. Nothing in this condition shall exempt the applicant from complying with any time limits applied to any construction authorized by this application.
 2. 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.
 3. The use shall be limited to the type of operation described in the staff report and applicant's description letter. Any change in the operational characteristics shall require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 4. If parking shortages or other parking-related problems arise, the applicant shall institute whatever operational measures are necessary to minimize or eliminate the problem.
 5. On-site parking shall be re-striped per City's parking design standards for 90 spaces as shown on the site plan.
 6. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding properties. The applicant and/or property owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 7. The project is subject to compliance with all applicable federal, state, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.

Extreme Indoor Karting

Letter of Operation

Extreme Indoor Karting proposes to use the building located at 1670 Sunflower Ave in Costa Mesa for the primary use of an **electric** indoor go-karting facility. The facility will be located entirely indoors and includes a racetrack, concessions, meeting rooms, seating area and support offices. The existing building is 38327 square feet. The applicant proposes to use approximately 26000 square feet of the building for a racetrack closed to the patrons. Approximately 4327 square feet will be used for open area with a registration desk, concessions area and seating areas for patrons of the facility. There are 90 total (9'x18') stalls of parking for this building with 2 driveways.

The remaining approx 8055 square feet of the building will be used for employee office space, restrooms, meeting rooms for group and corporate events. We estimate that 7-8 employees will be on location at any given time. The facility would be open Monday thru Thursday from 11 am to 10 pm, Friday and Saturday from 11 am to 11 pm and on Sunday from 11 am to 7 pm. During peak operations it is estimated that there will be 45 or fewer customers in the facility at any time with 10 racers on the track. Our peak customer traffic will take place on the weekends and after normal business hours during the week.

Pre-packaged frozen pizzas, burgers and hot-dogs purchased from an outside vendor will be cooked in a small table top oven or rotisserie similar to a movie theater. Pre-packaged brownies, cookies, candy bars, ice cream bars, chips, sandwiches, etc. and bottled drinks will also be sold to the patrons. **No alcoholic beverages will be sold in our concession area.**

The **electric** go-carts will be driven on a track comprised of turns, straight-aways and curves. There will a FIA (Federation International de L'Automobile) approved energy absorption barrier system guiding the drivers and preventing the go-carts from leaving the course. The age limit will be 14+ and patrons that are 14-17 years of age must have a parent or guardian sign a consent form in person. To ensure safety, each driver wears a safety belt, neck brace and helmet. An instructional and safety briefing with each group of drivers will be given before each race. For further safety precautions, each go-cart will be equipped with a radio control system to allow staff to control the speed and/or shut-off the go-carts if needed. No gasoline will be stored or used within the building. The batteries in the go-carts are gel-based with no acid.

The proposed use will operate entirely indoors, including the racetrack; therefore it will not pose any issue to the surrounding business. Extreme Indoor Karting does allow walk-in traffic similar to other types of commercial recreational uses. However, the primary market for this type of activity is business and corporate events.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

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