



PLANNING COMMISSION AGENDA REPORT

VI. 5

MEETING DATE: NOVEMBER 15, 2010

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-10-29 AMENDMENT TO TRIANGLE SQUARE MASTER PLAN (PA-89-31/RA-89-05)
1870 HARBOR BOULEVARD, SUITE B4

DATE: NOVEMBER 4, 2010

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611 (mlee@ci.costa-mesa.ca.us)

PROJECT DESCRIPTION

Planning Application PA-10-29 is a proposed amendment to the Triangle Square Master Plan (PA-89-31/RA-89-05) to include the following:

- Amendment to the existing Conditional Use Permit to deviate from shared parking requirements based upon the unique operating characteristics of the proposed health club.
- Conditional Use Permit for a 24-Hour Fitness health club within a 59,389 square foot space in the basement and street level of Triangle Square.

APPLICANT

The applicant is Peter Buffa, representing Greenlaw Partners, the property owner.

RECOMMENDATION

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

Handwritten signature of Mel Lee in black ink.

MEL LEE, AICP
Senior Planner

Handwritten signature of Khanh Nguyen in black ink.

KHANH NGUYEN
Asst. Development Services Director

BACKGROUND

Project Site/Environs

Triangle Square shopping center is located within the City's Downtown Redevelopment Project Area, and is zoned PDC (Planned Development Commercial). The site is bounded on all sides by major streets – West 19th Street to the north, Newport Boulevard to the east, and Harbor Boulevard to the west. Major tenants include the former Edwards Movie Theater (now Triangle Square Cinemas), Yardhouse Restaurant, and Sutra Lounge.

Triangle Square Master Plan

The Master Plan for Triangle Square was originally approved by the Planning Commission on May 8, 1989, as Planning Application PA-89-31 and Redevelopment Action RA-89-05. The Master Plan for the property permitted a variety of retail and entertainment uses, including restaurants, a movie theater, and shops. Among the permitted uses was a grocery store/supermarket in the basement level of the center. The last tenant to occupy this space was Whole Foods Market, which vacated in July 2002. A subsequent use has not been established in that location since that time.

A grant deed was recorded on July 6, 1990, which further described permitted and prohibited uses at Triangle Square. The objective was to promote a certain type of tenant mix in the first twenty years of operation. A health club/fitness club was listed among the prohibited uses. However, the terms and conditions of this document as it related to allowable uses have already expired within 20 years of the effective date (July 6, 2010).

Project Description

The proposed amendment to the Triangle Square Master Plan consists of the following:

- *Amendment to the existing Conditional Use Permit to deviate from shared parking requirements.*

The original Triangle Square Master Plan already included an approved CUP to deviate from shared parking. The shared parking study at that time considered the parking demand of a different mix of commercial uses, along with the multi-screen Edwards Cinemas.

The proposal involves an amendment (or update) to the original CUP to include a health club use in combination with existing/permitted office, retail, medical office, restaurant, nightclub, and cinema uses for a total of 183,874 square feet.

To justify a deviation from shared parking requirements, the proposal includes a parking study prepared by Linscott, Law & Greenspan Engineers. This revised shared parking study for Triangle Square, dated October 7, 2010, estimated the shared

parking demand with inclusion of the health club. The study applies unique parking rates that are distinct from the Zoning Code for movie theater and health club uses as discussed later in this report.

- Conditional Use Permit for a 24-Hour Fitness health club within a 59,389 square foot space in the basement and street level of Triangle Square.

The proposal includes a 59,389 square foot tenant improvement in the former Whole Foods Market at the basement level, and several tenant spaces at the street level, including the former Barnes and Noble Bookstore and North Face spaces, to create a two-level 24-Hour Fitness health club.

The health club will be operating 24-hours a day/7 days a week. Similar to typical health clubs, it will include exercise rooms with free weights and equipment, instructional fitness classes, sports medicine, kid's club and physical fitness program, and a retail area for sports apparel.

However, in contrast to standard health clubs, the proposed 24-hour Fitness is considered a premier, highly amenitized facility that will also include 3 lane swimming pool, basketball court, spa, and sauna/steam rooms in the basement level of Triangle Square. The street level includes cardio equipment, functional training room, spinning classes, and free weights.

According to the applicant, this facility will be in addition to the existing 24-Hour Fitness facility to the west of the subject property in the Costa Mesa Courtyards Center (555 W. 19th Street), and will provide a higher end user experience and higher price point than the existing facility.

ANALYSIS

Justification for Approval of PA-10-04 and ZA-10-50

Staff supports approval of the requests for the following reasons:

- The proposed use is consistent with the original objectives of the Triangle Square Master Plan and Redevelopment Plan. The Redevelopment Plan was adopted in December 1973 with the last amendment occurring in October 1994. This plan does not feature a land use matrix separate from the Zoning Code for allowable land uses.

The Redevelopment Plan allows uses that are permitted or conditionally permitted in the underlying zoning district. In this case, health clubs are permitted in the underlying PDC zone district with the approval of a conditional use permit. The purpose of the conditional use permit is to minimize any adverse impacts the use may have on surrounding properties or uses. As will be discussed later in this report, adequate parking (as justified by the shared parking study) will be provided to accommodate all parking needs in conformance with the general development standards of the Redevelopment Plan.

- Proposal does not involve any exterior changes to Triangle Square that would conflict with the Downtown Redevelopment Project Area's Comprehensive Design Plan. The Comprehensive Design Plan was adopted in February 1985. The plan objectives included establishing a harmonious architectural, color, and design scheme for buildings/storefronts to enhance the imagery of the Downtown area. The central intent of the City's redevelopment strategy was to make maximum use of private enterprise by eliminating properties with negative appearances. In this case, this is strictly a tenant improvement with no major exterior changes proposed at this time. It should be noted that a major façade renovation project for Triangle Square is currently being contemplated. This will be considered by the Redevelopment Agency.
- The shared parking study prepared by the applicant's parking consultant, Linscott Law and Greenspan (dated October 7, 2010) concludes that the parking will be sufficient to accommodate the proposed use. The space generates a parking requirement of 10 spaces per 1,000 square feet of floor area, or 1,693 parking spaces for all of the uses (existing, permitted, and proposed) in the center; 1,020 parking spaces are provided. It should be noted that the floor area cited in the parking study is 55,389 square feet, which excludes a large open-air atrium in the space. Previous studies done for other health clubs shows a peak usage on evenings during weekdays and weekends (after 8:00 PM).

Even under the assumption that Triangle Square is fully leased and occupied, the study concludes that there would be a **surplus of 39 parking spaces** during the PM peak times on the weekdays and a **surplus of 89 parking spaces** during the PM peak times on the weekend. Therefore, the study concluded that there would be adequate parking at Triangle Square.

Most notably, the parking study arrived at this conclusion by justifying parking rates based on field studies of Cinema City in Anaheim (also operated by Starlight Cinemas, operator of Triangle Square Cinemas) and highly-amenitized health clubs (premier 24-Hour Fitness facilities, LA Fitness, and Spectrum Club). The suggested parking rates for these uses are lower than those identified in the Zoning Code:

- Movie theater parking rate of 0.23 spaces per seat (Code requires 0.33 spaces per seat);
- Health club parking rate of 5.5 spaces per 1,000 square feet of floor area (Code requires 10 spaces per 1,000 square feet of floor area).

The parking study has been reviewed by the City's Transportation Services Division, and they concur with the study methodology, suggested parking rates, and the consultant's conclusions regarding adequate parking.

Staff also recommends the following conditions of approval:

Condition no. 3: Parking for patrons and employees of the business shall occur on-site. Employee or patron parking on public streets or adjacent properties shall be considered a violation of the terms of approval of the conditional use permit.

Condition no. 4: If parking shortages or other parking-related problems arise, the business operator shall institute whatever operational measures are necessary to minimize or eliminate the problem.

It should be noted that, according to the applicant, the off-site employee parking for Mother's Market at this property will be discontinued prior to the opening of 24-hour Fitness. Also, a separate conditional use permit that allows valet parking at Triangle Square (PA-93-14) will not be affected by the proposed use.

- No changes to the maximum allowable Floor Area Ratio (FAR) are proposed in conjunction with this use. The proposed alterations will be interior tenant improvements to the applicable tenant spaces, which are mostly unoccupied. No additional floor area is being added to the center, and, as noted earlier, no exterior alterations are proposed in conjunction with the use. Tenant signage will be required to comply with the City's Sign Code and the approved Triangle Square Planned Sign Program.
- The use will help revitalize a high profile shopping center in the City's downtown area. Triangle Square has suffered from a decline in business even before the current economic downturn. The current owners of the center believe the use will help attract high-quality tenants to the center, as well as customers. Staff believes that the new use will provide health club amenities that are not currently provided in this area, and the use would compliment existing uses found at Triangle Square. Staff believes that customers to this center will more than likely visit other businesses in the area and increase pedestrian activity.

It is staff's opinion that the proposed use, with the recommended conditions of approval, will be consistent with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

ENVIRONMENTAL DETERMINATION

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities. If the use is denied, they would be exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

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.

ALTERNATIVES

The Commission has the following alternatives:

1. Approve the use with the recommended conditions of approval to ensure any impacts to the adjacent properties and uses is minimized; or
2. Deny the project. If the project is denied, the use cannot be established, and the applicant could not submit substantially the same project for six months. The basement level of Triangle Square will continue to be unoccupied, as it has been for the past 8 years.

CONCLUSION

It is staff's opinion that the proposed use, with the recommended conditions of approval, will be consistent with the City's Zoning Code, General Plan and Redevelopment Plan. The proposed project will minimize any adverse impacts to surrounding properties, and will help revitalize a high-profile center in the City's downtown. Therefore, staff supports the applicant's request.

- Attachments:
1. Draft Planning Commission Resolutions
 2. Applicant's Description of the Use
 3. Shared Parking Study
 4. Location Map
 5. Plans

cc: Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Manager
Fire Protection Analyst
Staff (4)
File (2)

Peter Buffa
2824 Nevis Circle
Costa Mesa, CA 92626

Geet Gill
Project Manager
Fancher Land Development Consultants Services
1342 Bell Avenue, Suite K
Tustin, CA 92780

Trissa (de Jesus) Allen, P.E.
Sr. Transportation Engineer
Linscott Law & Greenspan Engineers
1580 Corporate Drive, Suite 122
Costa Mesa, CA 92626

Greenlaw Partners
4440 Von Karman, Suite 350
Newport Beach, CA 92660

File: 111510PA1029	Date: 110410	Time: 4:00 p.m.
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RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-10-29**

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

WHEREAS, an application was filed by Peter Buffa, authorized agent for Greenlaw Partners, requesting approval of Planning Application PA-10-29, a proposed amendment to the Triangle Square Master Plan (PA-89-31/RA-89-05) to include the following:

- Amendment to the existing Conditional Use Permit to deviate from shared parking requirements based upon the unique operating characteristics of the proposed health club.
- Conditional Use Permit for a 24-Hour Fitness health club within a 59,389 square foot space in the basement and street level of Triangle Square.

The property is located at 1870 Harbor Boulevard, Suite B4, in a PDC zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 15, 2010 with all persons having the opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** PA-10-29 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-10-29 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. 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 15th day of November, 2010.

James Righeimer, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (APPROVAL)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and 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.
 3. The proposed use will comply with the performance standards as prescribed in the Zoning Code.
 4. The proposed use is consistent with the General Plan and Redevelopment Plan.
 5. The planning application is for a project-specific case and does not establish a precedent for future development.
 6. The cumulative effect of all the planning applications have been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the master plan amendment in that the proposed use is substantially compatible with developments in the same general area. Granting the proposal will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood. Specifically, the proposed health club use complies with the intent of the Zoning Code, the General Plan, and Redevelopment Plan, as conditioned, to ensure compatibility with the surrounding neighborhood. The new use will provide health club amenities that are not currently provided in this area, and the use would compliment existing uses found at Triangle Square. Customers to this center will more than likely visit other businesses in the area and increase pedestrian activity. With regard to the shared parking spaces within the center, even under the assumption that Triangle Square is fully leased and occupied, the parking study concludes that there would be a surplus of parking spaces during the PM peak times on the weekdays and weekends. Therefore, adequate parking will be provided for the use.
- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(5), in that the Master Plan, as amended, meets the broader goals of the General Plan and Zoning Code by exhibit excellence in design, site planning, and integration of uses and structures. In contrast to typical health clubs, the proposed health club is considered a premier, highly amenitized facility that will also include a three lane swimming pool, basketball court, spa, and sauna/steam rooms in the basement level of Triangle Square. The street level includes cardio equipment, functional training room, spinning classes, and free weights. The proposed use will include a significant remodel of interior spaces that have been vacant for many years, and in the case of the basement level, for over 8 years.

- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- E. 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 (If Approved)

- Plng.
1. The use shall be limited to the type of operation as described in the staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division 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. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 3. Parking for patrons and employees of the business shall occur on-site. Employee or patron parking on public streets or adjacent properties shall be considered a violation of the terms of approval of the conditional use permit.
 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. Tenant signage shall comply with the City's Sign Code and the approved Triangle Square Planned Sign Program.
 6. These conditions of approval shall be in addition to previously adopted conditions for the Triangle Square Master Plan (PA-89-31/RA-89-05).

RESOLUTION NO. PC-10-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-10-29**

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

WHEREAS, an application was filed by Peter Buffa, authorized agent for Greenlaw Partners, requesting approval of Planning Application PA-10-29, a proposed amendment to the Triangle Square Master Plan (PA-89-31/RA-89-05) to include the following:

- Amendment to the existing Conditional Use Permit to deviate from shared parking requirements based upon the unique operating characteristics of the proposed health club.
- Conditional Use Permit for a 24-Hour Fitness health club within a 59,389 square foot space in the basement and street level of Triangle Square.

The property is located at 1870 Harbor Boulevard, Suite B4, in a PDC zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 15, 2010 with all persons having the opportunity to speak for and against the proposed project.

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 **DENIES** PA-10-29 with respect to the property described above.

PASSED AND ADOPTED this 15th day of November, 2010.

James Righeimer, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 - 2. The proposed use is not consistent with the General Plan or Redevelopment Plan.

- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the to the master plan amendment and conditional use permit in that the proposed use is not compatible with developments in the same general area. Granting the master plan amendment and conditional use permit will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood.

- C. The Costa Mesa Planning Commission has denied Planning Application PA-10-29. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

FANCHER
LAND DEVELOPMENT CONSULTANTS
SERVICES

September 21, 2010

City Costa Mesa- Planning Department
77 Fair Drive
Costa Mesa, CA.92628

Re: Proposed 24 Hour Fitness
1870 Harbor Blvd.
Costa Mesa, CA 92627

PROJECT DESCRIPTION

24Hour Fitness is proposing to convert the former existing space to one of their health/fitness club. The proposed use is located in an existing Triangle Square. There is shared parking within this center. The subject site is located in General Business Zone. There are no exterior changes proposed to the building other than new signs.

The request includes tenant improvement of existing space, approximately 59,389 square feet. The health club will have free weights and exercise equipment, have instructional fitness classes, sports medicine, kid's club and physical fitness program and a selection of branded fitness apparel etc. The health club will be operating 24-hours/7days a week.

The proposed 24 Hour Fitness is located in a commercial shopping center and most of the surrounding uses are also commercial in nature. The proposed use is compatible with surrounding uses and will be an addition to Triangle Square.

If you have any questions or concerns, feel free to contact me or Nina Raey.

Thank you,



Geet Gill
Project Manager

**LINSCOTT
LAW &
GREENSPAN**
→
engineers

October 7, 2010

Mr. Jim Camp
Greenlaw Partners
4440 Von Karman, Suite 350
Newport Beach, California 92660

LLG Reference: 2.10.3142-1

Subject: **Revised
Shared Parking Study for Triangle Square
Costa Mesa, California**

Engineers & Planners
Traffic
Transportation
Parking

**Linscott, Law &
Greenspan, Engineers**
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Costa Mesa, CA 92626
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Pasadena
Costa Mesa
San Diego
Las Vegas

Dear Mr. Camp:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to present an update to the Shared Parking study (dated July 14, 2010) we previously prepared for Triangle Square, located in the City of Costa Mesa. The existing center is bordered by 19th Street on the north, Harbor Boulevard on the west, and Newport Boulevard on the southeast. This revised report reflects changes to the development tabulation, which now includes 24 Hour Fitness, instead of UFC Gym as evaluated in the July 2010 study.

The study focused on the following:

- Calculates the Code-based parking requirements for Triangle Square based on the application of City Code parking ratios
- Estimates parking demand through the application of the Shared Parking concept
- Compares the estimated shared parking demand against the existing parking supply, in order to identify any potential, operational surplus or deficiency in parking spaces

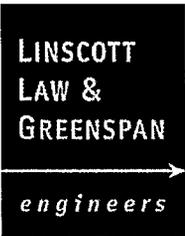
Briefly, we conclude that the existing parking supply of 1,020 spaces would be adequate in serving the shared parking needs of Triangle Square under weekday and weekend conditions for the existing tenants, and with future occupancy of current vacancies.

PROJECT DESCRIPTION

Table 1 presents the overall development tabulation for Triangle Square that provided the basis for the City Code and Shared Parking calculations. The development program includes a combination of health club, office, retail, medical office, restaurant, nightclub, and cinema uses, and totals 183,874 square feet (SF).

Philip M. Linscott, PE (1924-2000)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boorman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

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PARKING SUPPLY

The existing parking structure for Triangle Square provides a total of 1,020 spaces, with the following breakdown by parking level:

<u>Parking Level</u>	<u>Spaces</u>
Level P-1	204
Level P-2	227
Level P-3	68
Level P-4	135
Level P-5	125
Level P-6	124
Level P-7	<u>137</u>
Total Existing Parking Supply	1,020

CITY CODE PARKING REQUIREMENTS

The lower portion of *Table 1* presents the City Code parking ratios applied to each land use category, and the resulting City Code parking requirement for each land use component of Triangle Square.

The application of City Code parking ratios to the development tabulation yields a total Code-based requirement of 1,693 spaces. Compared against the existing supply of 1,020 spaces, the City Code requirement of 1,693 spaces results in a difference of 673 spaces. This Code-based deficiency is not realistic because the City Code parking calculation is conservative, and overstates actual parking needs for the 24 Hour Fitness and movie theater, as will be discussed in the next section of this report.

It should be noted that the City Code does not specify a parking ratio for nightclubs. For the purposes of the Code parking calculations, the Code ratio for restaurants was applied to the nightclub component of Triangle Square (i.e., Sutra Lounge). The next section of this report presents the application of a parking ratio specific to nightclubs, based on the Urban Land Institute's (ULI's) *Shared Parking* (2nd Edition) publication.

SHARED PARKING ANALYSIS

The Shared Parking methodology was primarily applied to estimate the parking needs of Triangle Square. This goes beyond simply calculating the City Code requirement, and looks at the operational demand picture within the actual physical setting. The objective of this Shared Parking analysis is to estimate the peak parking requirements for the various project components of Triangle Square based upon their combined parking demand patterns.

Parking experience indicates that combining different land uses, whose parking demands peak at different times (of the day, week, and year), generally result in a parking demand that is significantly lower than "stand-alone" or "free-standing" facilities. In other words, a mixed-use development results in an overall parking need that is less than the sum of the individual peak parking requirements for each land use (parking ratios/factors specific to each land use, or city parking code rates are typically applied to these "stand-alone" developments).

The analytical procedures in a Shared Parking analysis are well documented in the Urban Land Institute's (ULI's) *Shared Parking* (First and Second Editions) publication. The publication defines Shared Parking as "parking space that can be used to serve two or more individual land uses without conflict or encroachment." Therefore, Shared Parking calculations recognize that when different uses share a common parking footprint, the total number of spaces needed to support the collective whole is determined by adding the different parking profiles (by time of day or day of week) of each use comprising the mixed-use development. This is done rather than applying individual peak ratios to each land use component.

There is an important common element between the traditional "code" and the Shared Parking calculation methodologies. The peak parking ratio, or "highpoint" for each land use's parking profile, typically equals the "code" parking ratio for that use.

Tables 2 and *3* present the Shared Parking summaries for weekday and weekend conditions, respectively. The total size of each land use category, the City Code ratios (or empirical ratios) applied to each column, hourly parking profiles per ULI, and the resultant hourly parking demand appear in the individual columns of *Tables 2* and *3*.

Parking Ratios

Tables 2 and *3* apply the City Code parking ratios for the office, medical office, retail, and restaurant categories. Because a nightclub parking rate was not available from City Code, the parking ratio of 19 spaces per 1,000 SF (per ULI) was applied to the nightclub.

Movie Theater

An empirical ratio of 0.23 spaces per seat was applied to the cinema because it is more representative of the movie theater's parking characteristics than City Code.

Triangle Square Cinemas is now operated by Starlight Cinemas, which also operates Cinema City in Anaheim. LLG completed a series of parking studies for Cinema City between 2004 and 2009, which resulted in the City of Anaheim approving the expansion of Cinema City based on those previous studies.

Based on the field studies and actual counts of Cinema City parking demand, the ratio of 0.23 spaces per seat was considered to be an appropriate design-level ratio, as can be seen from the following summary of peak parking rates (reflecting peak parking conditions on a Saturday evening):

City Code:	0.33 spaces per seat
1994 Study:	0.23 spaces per seat ← <i>used in this study</i>
ITE <i>Parking Generation</i> :	0.19 spaces per seat
2009 Study:	0.16 spaces per seat
2004 Study:	0.09 spaces per seat
2005 Study:	0.09 spaces per seat

24 Hour Fitness

An empirical ratio of 5.5 spaces per 1,000 SF was applied to 24 Hour Fitness in order to account for the unique tripmaking and parking characteristics of the health club that are not reflected in the City Code ratio. Actual field studies that were previously conducted for 24 Hour Fitness, LA Fitness, and Spectrum Club have resulted in empirical parking rates that are much lower than city code ratios for health clubs.

LLG's prior field studies for LA Fitness and Spectrum Club concluded that larger (greater than 30,000 SF), more "amenitized" health clubs have much lower parking ratios compared to typical city code ratios.

As can be seen from the following summary of peak parking rates (reflecting peak parking conditions on a weekday), the empirical ratio of 5.5 spaces per 1,000 SF applied to 24 Hour Fitness in the shared parking calculations is appropriate, yet conservative design-level ratio based on the likelihood that actual parking needs may be lower than anticipated:

City Code:	10 spaces per 1,000 SF
LA Fitness Studies:	5.5 spaces per 1,000 SF ← <i>used in this study</i>
ITE <i>Parking Generation</i> :	5.19 spaces per 1,000 SF
2009 24 Hour Fitness Study: (plus 17% contingency)	5 spaces per 1,000 SF
Spectrum Club Study:	4.50 spaces per 1,000 SF
2009 24 Hour Fitness Study: (for UFC Gym)	4.28 spaces per 1,000 SF

Shared Parking Demand

As indicated in *Table 2*, the resultant maximum or peak demand for Triangle Square under weekday conditions totals 981 spaces (occurring at 8:00 PM), corresponding to a surplus of 39 spaces when compared against the 1,020-space supply. Parking surpluses would be greater during all other hours of a weekday.

Mr. Jim Camp
October 7, 2010
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Table 3 indicates a slightly greater peak demand of 931 spaces under weekend conditions (also occurring at 8:00 PM). When compared against the existing supply of 1,020 spaces, the 931-space peak demand constitutes a surplus of 89 spaces under weekend conditions (parking surpluses would be greater during all other hours).

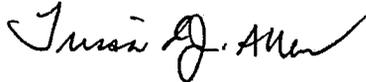
Based on the shared parking calculations, which were conducted to present a more realistic evaluation of the project's parking needs, the existing supply of 1,020 spaces would be adequate in meeting the total peak parking demand of Triangle Square under both weekday and weekend conditions.

It should be noted that the conclusions of this shared parking analysis are not affected by prior approvals for Triangle Square involving valet parking, and a parking agreement with Mother's Market. Specifically, the 1993 CUP allows up to 200 spaces that could be allocated for valet parking for Triangle Square. The proposed 24 Hour Fitness has no plans of providing valet parking service. Based on this, and as there is no difference whether a vehicle is self-parked or parked by a valet, the 1993 CUP has no impact on the parking analysis. Further, the existing parking agreement with Mother's Market is temporary, and this agreement will be terminated prior to 24 Hour Fitness opening for business.

We appreciate the opportunity to work on this project. If you have any questions regarding this letter, please do not hesitate to call me at (714) 641-1587.

Sincerely,

Linscott, Law & Greenspan, Engineers



Trissa (de Jesus) Allen, P.E.
Senior Transportation Engineer

**TABLE 1
DEVELOPMENT SUMMARY AND CITY CODE REQUIREMENTS
TRIANGLE SQUARE, COSTA MESA**

Description	24 Hour Fitness	Office	Retail	Medical Office	Restaurant		Nightclub	Movie Theater	Total (SF)
					First 3,000 SF	> 3,000 SF			
Plaza/Second Level:									
Movie Theater (1,200 seats)	-	-	-	-	-	-	-	37,681	37,681
Retail (L2-245)	-	-	9,132	-	-	-	-	-	9,132
Restaurant (L2-217)	-	-	-	-	3,000	396	-	-	3,396
Restaurant (L2-209)	-	-	-	-	1,372	-	-	-	1,372
Restaurant (L2-202)	-	-	-	-	3,000	56	-	-	3,056
Sutra Lounge (L2-200)	-	-	-	-	-	-	8,580	-	8,580
Restaurant (L2-210)	-	-	-	-	2,910	-	-	-	2,910
Sutra Lounge (L2-214)	-	-	-	-	-	-	2,467	-	2,467
Sticky Fingers (L2-203)	-	-	458	-	-	-	-	-	458
Restaurant (L2-207)	-	-	-	-	1,668	-	-	-	1,668
Restaurant (L2-211, 213, 215)	-	-	-	-	2,046	-	-	-	2,046
Yardhouse (Restaurant)	-	-	-	-	3,000	6,300	-	-	9,300
Plaza/Second Level Total:	0	0	9,590	0	16,996	6,752	11,047	37,681	82,066
Street Level:									
GNC (L1-118)	-	-	1,997	-	-	-	-	-	1,997
24 Hour Fitness (L1-120)	11,534	-	-	-	-	-	-	-	11,534
Retail (L1-108)	-	-	11,247	-	-	-	-	-	11,247
Sushi Zen (L1-100)	-	-	-	-	2,122	-	-	-	2,122
Medical (L1-103)	-	-	-	3,185	-	-	-	-	3,185
Laser Away (L1-105)	-	-	1,591	-	-	-	-	-	1,591
Retail (L1-111)	-	-	14,239	-	-	-	-	-	14,239
Office	-	12,038	-	-	-	-	-	-	12,038
24 Hour Fitness (L1-132)	1,004	-	-	-	-	-	-	-	1,004
24 Hour Fitness (L1-134)	1,368	-	-	-	-	-	-	-	1,368
24 Hour Fitness (L1-136)	7,083	-	-	-	-	-	-	-	7,083
Street Level Total:	20,989	12,038	29,074	3,185	2,122	0	0	0	67,408
Basement:									
24 Hour Fitness (L0-001, 002)	34,400	-	-	-	-	-	-	-	34,400
Basement Total:	34,400	0	0	0	0	0	0	0	34,400
TOTAL SIZE (square feet)	55,389	12,038	38,664	3,185	19,118	6,752	11,047	37,681	183,874
City Code Parking Requirements									
Code Ratio:	10 spaces per KSF	4 spaces per KSF	4 spaces per KSF	6 spaces per KSF	10 spaces per KSF	20 spaces per KSF	na	1 space per 3 seats	
Code-Required Spaces:	554	48	155	19	191	135	191 [a]	400	1,693

Note:

[a] For the purposes of the Code parking calculation, the Code ratio for restaurants was applied to the nightclub.

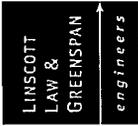


TABLE 2
WEEKDAY SHARED PARKING DEMAND ANALYSIS
TRIANGLE SQUARE, COSTA MESA

LAND USE	Office		Medical Office		Retail		Restaurant		Night Club		Theaters and Cinemas		Health Club		Total Parking Demand		Comparison with Parking Supply	
	<100,000 (Sq. Ft.)	>100,000 (Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	1st 3K (Sq. Ft.)	>3K (Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	(seats)	(Sq. Ft.)	(Sq. Ft.)	by Hour	by Hour	by Hour	by Hour	
SIZE	12,038	3,185	38,664	19,118	6,752	11,047	1,200	55,389	-	-	-	-	-	-	-	-	-	-
RATIO	4.0 /ksf	6.0 /ksf	4.0 /ksf	10.0 /ksf	20.0 /ksf	19.0 /ksf	0.23 /seat	5.5 /ksf	-	-	-	-	-	-	-	-	-	-
SUPPLY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,020
PK DEMAND	48	19	155	191	135	210	276	305	-	-	-	-	-	-	-	-	-	-
6:00 AM	1	0	4	10	10	0	0	215	230	790								
7:00 AM	13	0	10	27	27	0	0	128	178	842								
8:00 AM	34	16	29	41	41	0	0	128	248	772								
9:00 AM	44	18	60	56	56	1	0	215	394	626								
10:00 AM	48	19	97	98	98	1	0	215	478	542								
11:00 AM	46	19	122	151	151	1	0	243	582	438								
NOON	41	10	135	228	228	1	44	186	645	375								
1:00 PM	42	18	140	225	225	1	92	215	733	287								
2:00 PM	48	19	135	191	191	1	113	215	722	298								
3:00 PM	46	19	128	131	131	1	115	215	655	365								
4:00 PM	41	18	128	152	152	3	115	243	700	320								
5:00 PM	22	16	134	224	224	6	125	276	803	217								
6:00 PM	11	13	134	268	268	53	125	305	909	111								
7:00 PM	4	6	134	278	278	97	165	272	956	64								
8:00 PM	3	3	114	278	278	140	204	239	981	39								
9:00 PM	1	0	76	270	270	183	204	205	939	81								
10:00 PM	0	0	45	258	258	183	165	104	755	265								
11:00 PM	0	0	15	208	208	183	133	32	571	449								
MIDNIGHT	0	0	0	77	77	183	84	0	344	676								

MAXIMUM WEEKDAY DEMAND 981
 PARKING SUPPLY 1,020
 PARKING SURPLUS (+) OR DEFICIENCY (-) 39

22

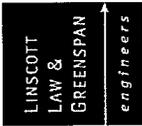
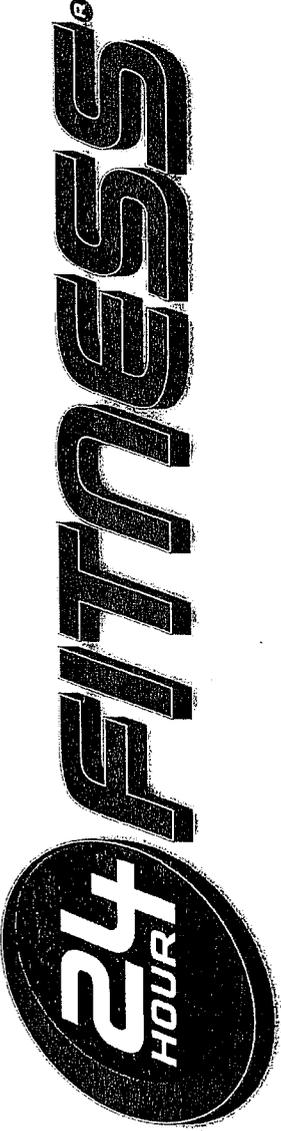


TABLE 3
WEEKEND SHARED PARKING DEMAND ANALYSIS
TRIANGLE SQUARE, COSTA MESA

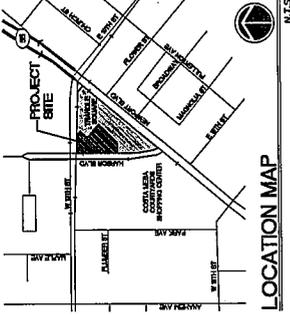
LAND USE	Office		Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant		Night Club (Sq. Ft.)	Theaters and Cinemas (seats)	Health Club (Sq. Ft.)	Total Parking Demand by Hour	Comparison with Parking Supply by Hour
	<100,000 (Sq. Ft.)	>100,000 (Sq. Ft.)			1st 3K (Sq. Ft.)	>3K (Sq. Ft.)					
SIZE	12,038	3,185	38,664	19,118	6,752	11,047	1,200	55,389	-	-	
RATIO	4.0 /ksf	6.0 /ksf	4.0 /ksf	10.0 /ksf	20.0 /ksf	19.0 /ksf	0.23 /seat	5.5 /ksf	-	-	
SUPPLY	-	-	-	-	-	-	-	-	-	1,020	
PK DEMAND	48	19	155	191	135	210	276	305	1,339	-	
6:00 AM	0	0	4	8	8	0	0	198	210	810	
7:00 AM	1	0	11	25	25	0	0	113	150	870	
8:00 AM	3	16	24	38	38	0	0	90	171	849	
9:00 AM	4	18	60	62	62	1	0	125	270	750	
10:00 AM	4	19	88	78	78	1	0	90	280	740	
11:00 AM	4	19	110	113	113	1	0	125	372	648	
NOON	4	10	130	199	199	1	58	125	527	493	
1:00 PM	4	0	143	205	205	2	126	78	558	462	
2:00 PM	3	0	155	172	172	2	152	66	550	470	
3:00 PM	2	0	155	159	159	2	154	78	550	470	
4:00 PM	1	0	149	161	161	3	154	139	607	413	
5:00 PM	0	0	141	215	215	8	170	250	784	236	
6:00 PM	0	0	125	290	290	60	170	239	884	136	
7:00 PM	0	0	118	301	301	114	223	151	907	113	
8:00 PM	0	0	104	311	311	162	276	78	931	89	
9:00 PM	0	0	82	271	271	210	276	25	864	156	
10:00 PM	0	0	57	268	268	210	276	5	816	204	
11:00 PM	0	0	24	257	257	210	220	5	716	304	
MIDNIGHT	0	0	0	145	145	210	138	0	493	527	

MAXIMUM WEEKEND DEMAND 931
PARKING SUPPLY 1,020
PARKING SURPLUS (+) OR DEFICIENCY (-) 89



**COSTA MESA, TENANT IMPROVEMENT
DESIGN REVIEW SUBMITTAL**

17 SEPTEMBER 2010



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INDEX OF DRAWINGS

- DR0 COVER SHEET AND INDEX OF DRAWINGS
- DR1 SITE PLAN
- DR2 MARKET LEVEL B-2 PLAN
- DR3 STREET AND PARKING LEVEL P-1 PLAN
- DR4 ROOF PLAN
- DR5 ELEVATIONS AT HARBOR
- DR6 ELEVATIONS AT NEWPORT
- DR7 ELEVATIONS AT 19TH STREET

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1870 HARBOR BLVD
COSTA MESA, CA 92627



SHEET TITLE
COVER SHEET - I
INDEX OF DRAWINGS

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CHECKED BY: IMT
SHEET:

DRO
2100202.00

DESIGN REVIEW: 09.17.10
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SHEET TITLE
 SITE PLAN

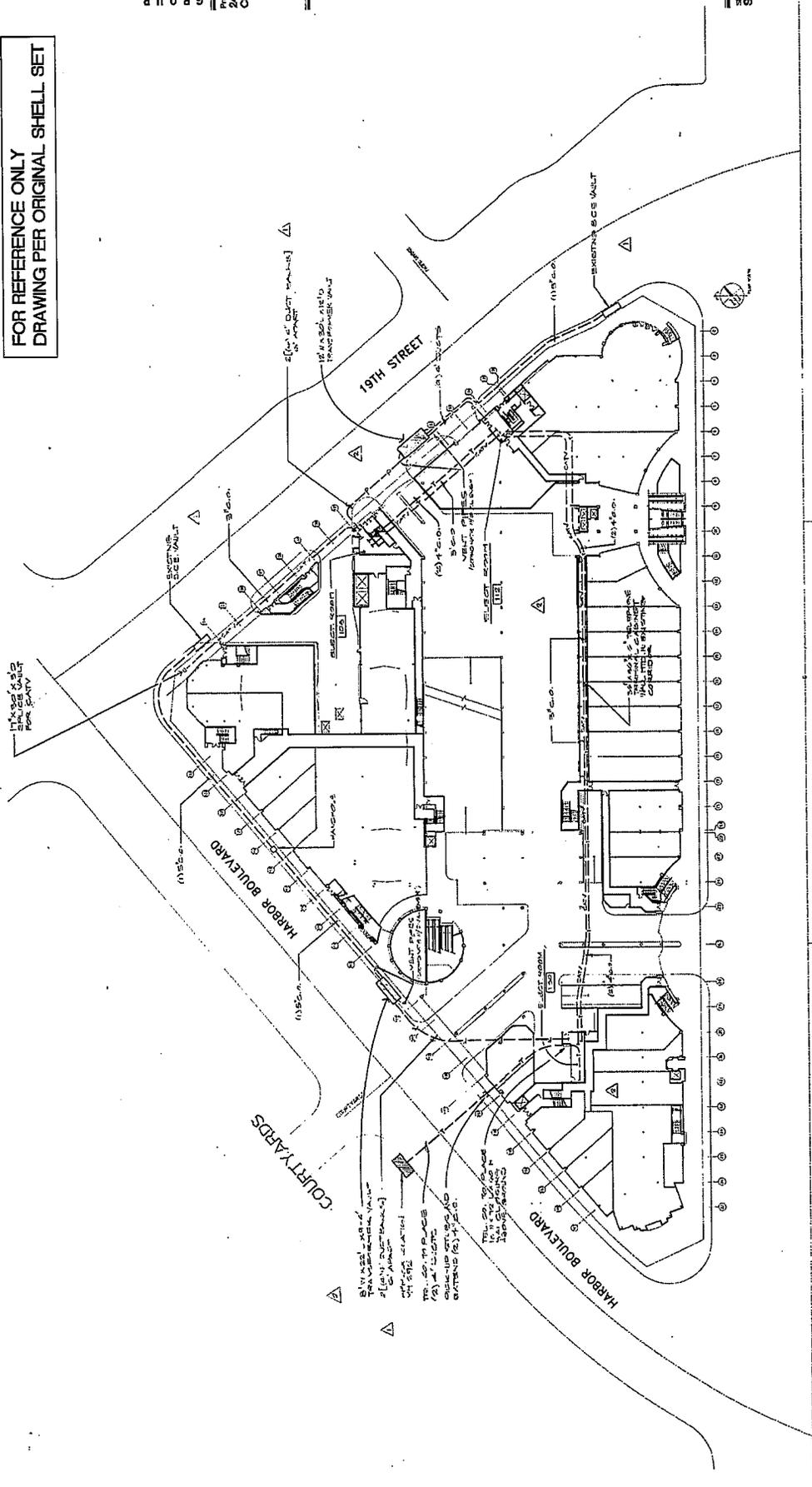
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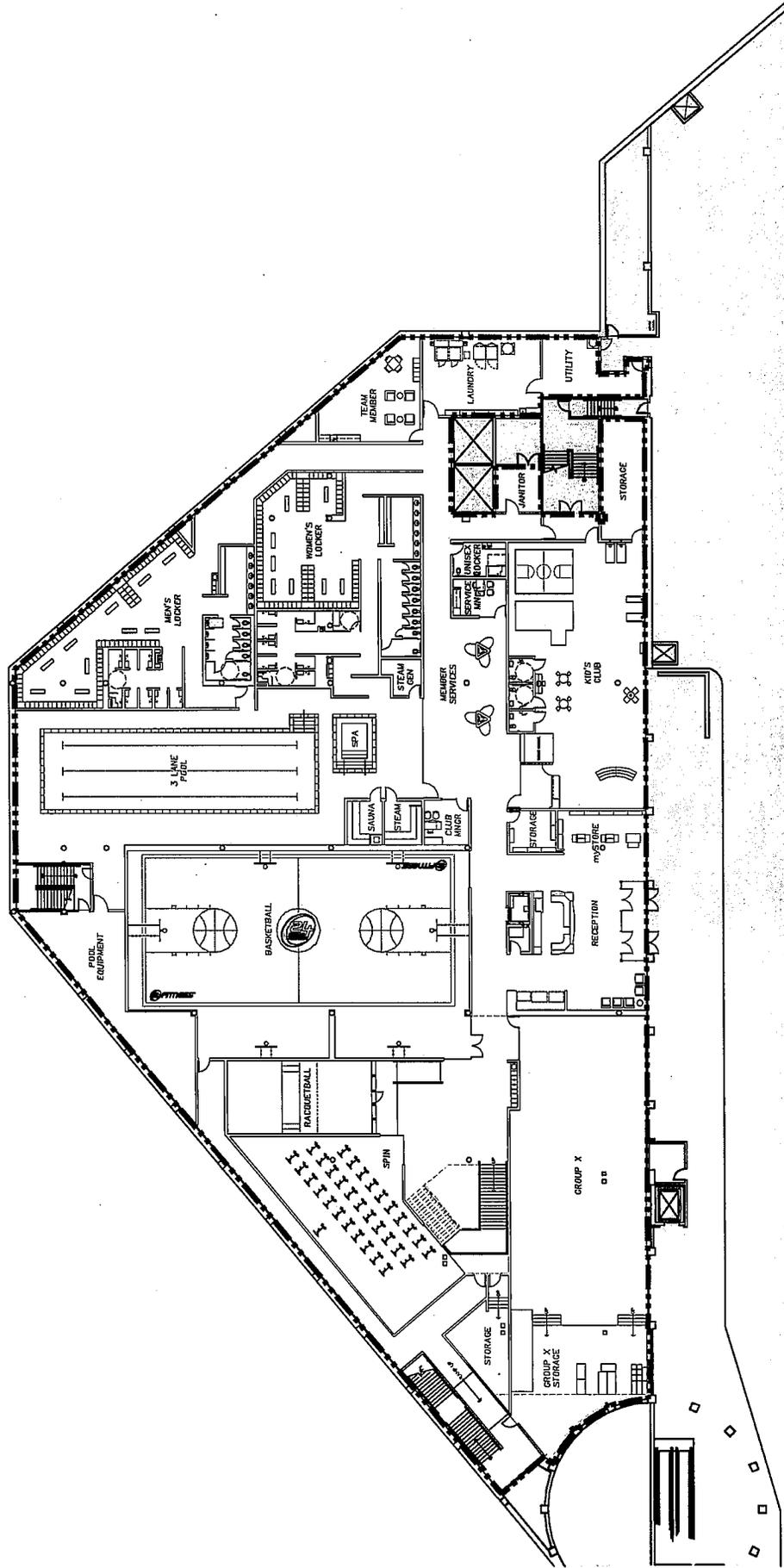
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 24 HOUR FITNESS
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 DRAWING PER ORIGINAL SHELL SET



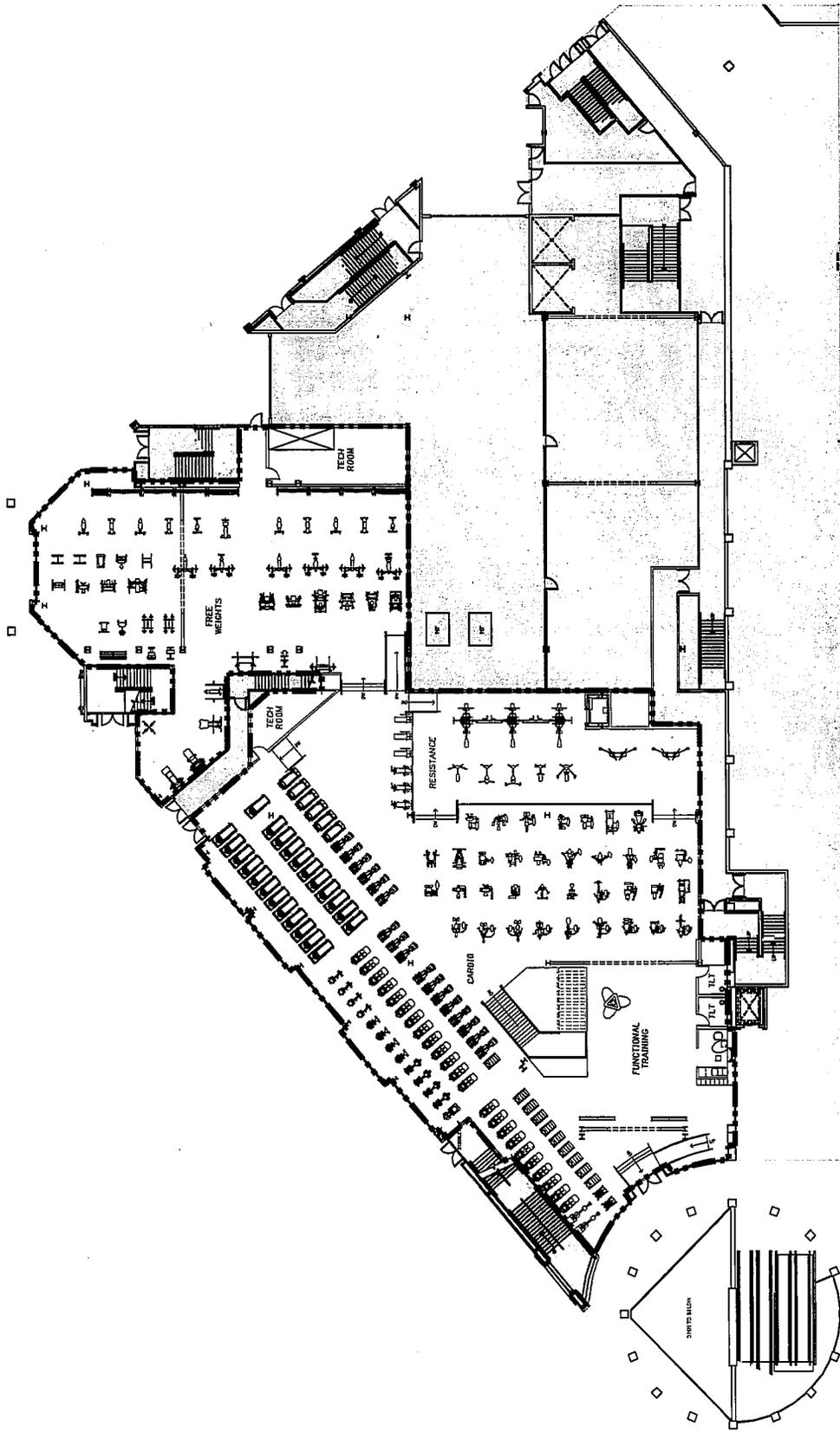
NEWPORT BOULEVARD
 FLOWER ST.
 1 SITE PLAN
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37,683 of 59,260 s.f.

Costa Mesa Harbor, Basement, Costa Mesa, CA
10/8/2010





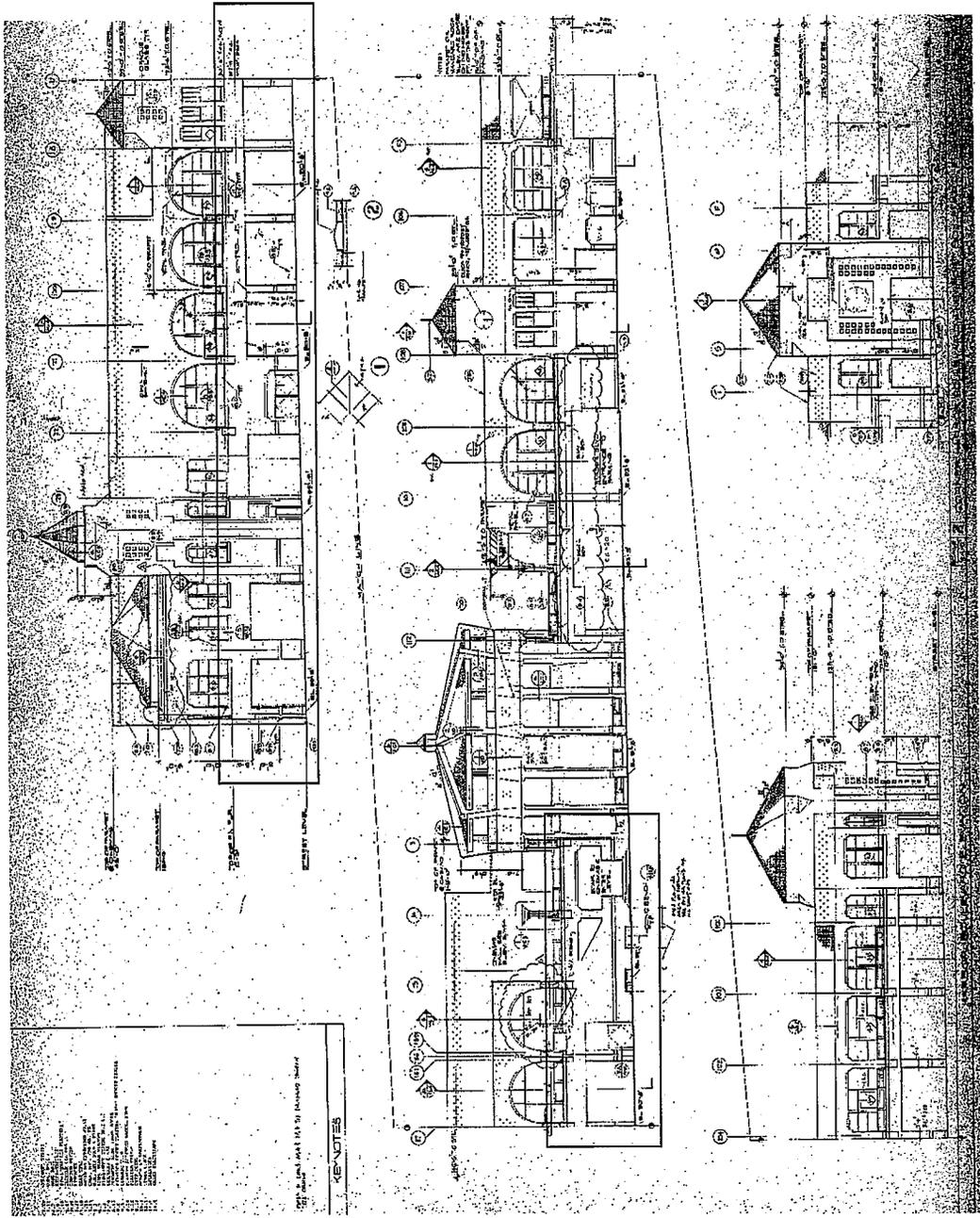
21,577 of 59,260 s.f.

Costa Mesa Harbor, Street Level, Costa Mesa, CA

10/8/2010



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2 CORNER HARBOR BLVD + NEWPORT BLVD ELEVATION
DR5 1/16"=1'-0"

1 HARBOR BOULEVARD ELEVATION
DR5 1/16"=1'-0"

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24 HOUR FITNESS
COSTA MESA T.I.

575 HARBOR BLVD
COSTA MESA, CA 92627

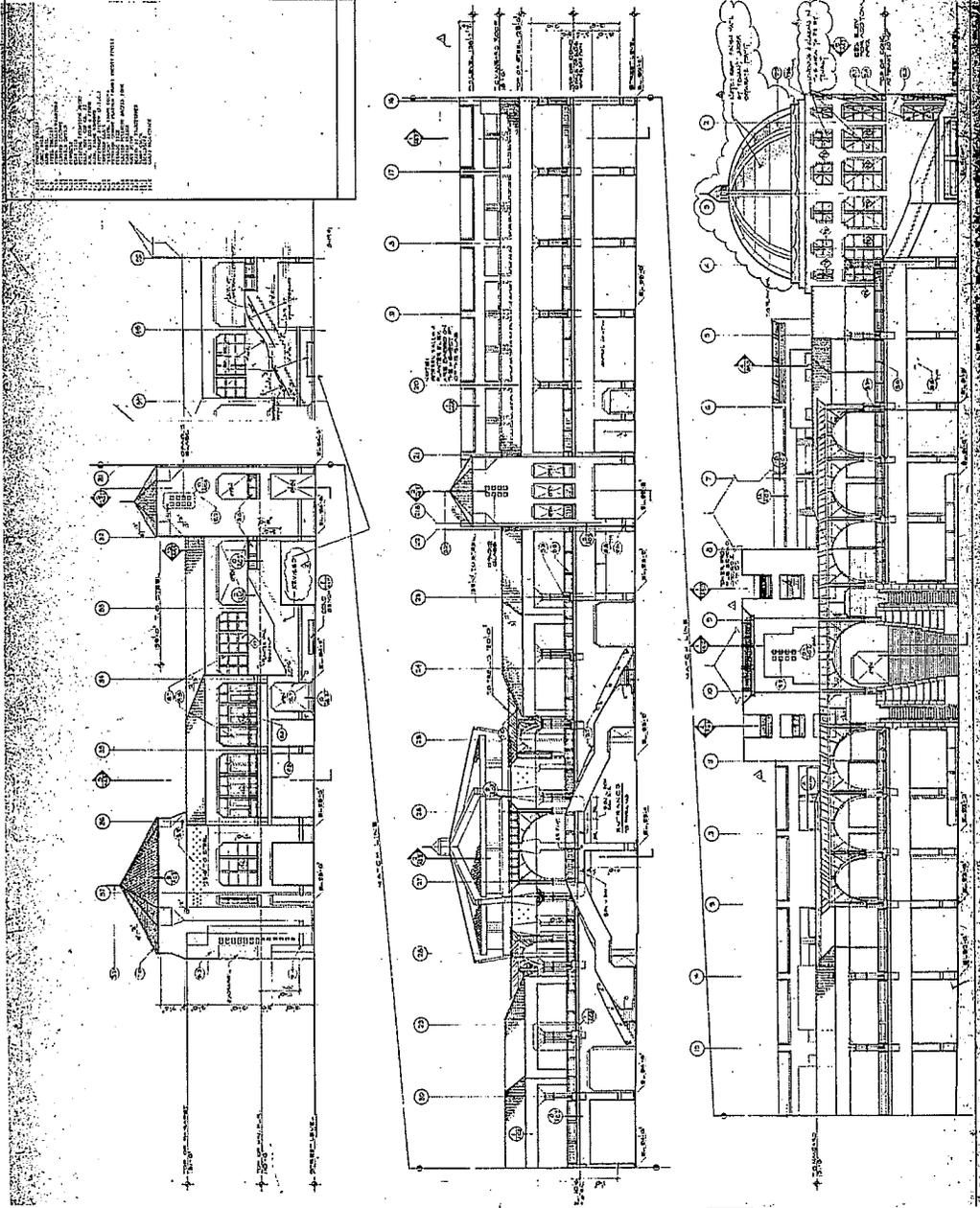
SHEET TITLE:
ELEVATIONS
AT HARBOR

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DR5
2100202.00
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1/16"=1'-0"

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24 HOUR FITNESS
COSTA MESA
575 HARBOUR BLVD
COSTA MESA, CA 92627

24 HOUR FITNESS
COSTA MESA T.I.

SHEET TITLE:
ELEVATIONS
AT NEWPORT
DRAWN BY:
CHECKED BY:
SHEET:

DR6

2106022.00
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1 NEWPORT BOULEVARD ELEVATION
DRS 1/8"=1'-0"

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24 HOUR FITNESS
 COSTA MESA
 COSTA MESA

1871 HARBOR BLVD
 COSTA MESA, CA 92627



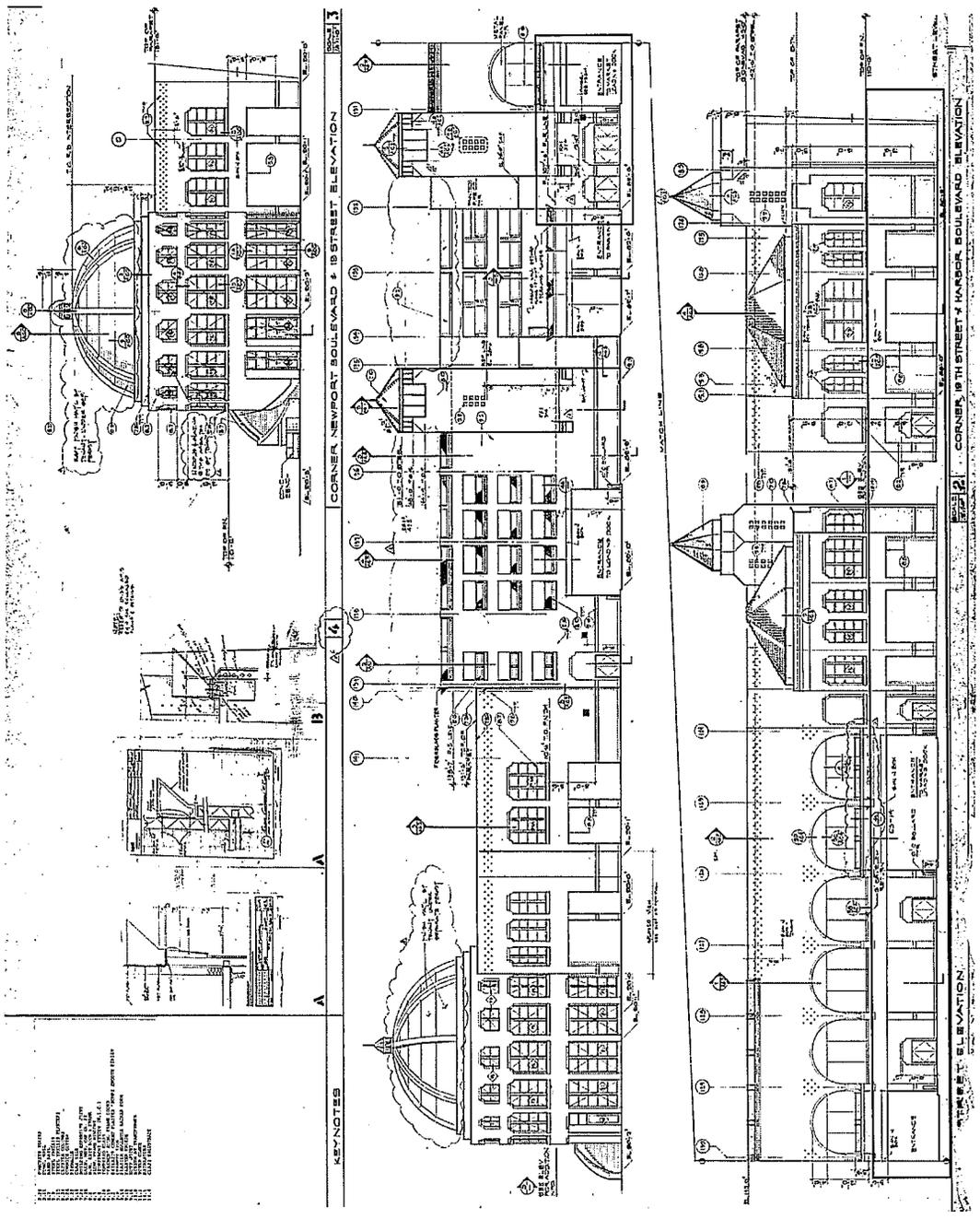
WEST TING
 ELEVATIONS
 AT 19TH STREET

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 SHEET:

DR7

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1 19TH STREET ELEVATION
 1/8"=1'-0"

2 CORNER 19TH STREET + HARBOR BLVD ELEVATION
 1/8"=1'-0"

1 19TH STREET ELEVATION
 1/8"=1'-0"