



PLANNING COMMISSION

AGENDA REPORT

VII.2

MEETING DATE: SEPTEMBER 12, 2011

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-11-17
CONDITIONAL USE PERMIT FOR A SPORTS PERFORMANCE TRAINING AND
PHYSICAL THERAPY FACILITY
2777 BRISTOL STREET, SUITES A AND C

DATE: SEPTEMBER 1, 2011

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER
(714) 754-5136 WSHIH@CI.COSTA-MESA.CA.US

PROJECT DESCRIPTION

Conditional use permit (CUP), for a sports performance training and physical therapy facility in a 10,122 square-foot suite, including a deviation from shared parking requirements due to unique operational characteristics.

APPLICANT

The applicant is Bundy-Finkel Architects, Inc., representing the property owner Parkway Ventures, Ltd.

RECOMMENDATION

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

BACKGROUND

Project Site

The property is located between the 73 and 55 Freeways, on the west side of Bristol Street. It is zoned CL (Commercial Limited) and has a General Plan designation of General Commercial. It is surrounded by commercial uses to the north, south, across Bristol Street to the east, and single-family residences to the west. The rear property line directly abuts homes along Drake Avenue to the west.

The property contains a 26,439 square-foot building constructed in 2003. It contains a home furnishing/accessories business (Debra's Cottage), an art studio, and a dance studio that was approved in 2008 under Conditional Use Permit PA-07-49.

Previous Entitlement (PA-07-49)

On February 11, 2008, the Planning Commission approved Conditional Use Permit PA-07-49 for a dance studio in a 4,200 square-foot suite (Suite D) with limited number of people in private and group classes. The approval includes retail and tailoring of custom dance apparels. The studio complies with the CUP and has not generated any Code Enforcement complaints.

Project Description

The applicant proposes to occupy a 10,122 square-foot suite for two complementary uses; a highly personalized performance sports training model for youth and young adult athletes (Velocity Performance Sports) and a physical therapy office specializing in one-on-one care for physical injuries or impairments (Physiotherapy Associates). This use is distinct from a conventional physical fitness facility due to its focus on specialized performance sports training.

The proposed uses are as follows:

Velocity Performance Sports

- Performance sports training by appointment only occupying approximately 8,176 square foot section of the suite.
- Class sizes range from five to seven athletes.
- Two classes will run at staggered start and end times.
- Maximum three to four employees at any one time.
- Youth classes (seven to nine years old) are one hour; middle and high school classes train for 1.5 hours. Approximately 70 percent of the athletes are between 12 and 16 years old.
- Hours of operation from 6 a.m. to 8:30 p.m. Mondays through Fridays and 8 a.m. to 2 p.m. on Saturdays.
- Ancillary adult weight loss or private training may be offered depending on client interest. These classes will also contain five to seven people and scheduled around the youth classes so that no more than two classes are training on the floor at any one time.

- Hours of operation for the adult classes from 6 a.m. to 7 a.m. and 6:30 to 7:30 p.m., three times a week.

Physiotherapy Associates

- One-on-one physical therapy occupying approximately 1,946 square-foot section of the suite.
- Two full time physical therapists with one support staff.
- Approximately one patient per hour per physical therapist.
- Hours of operation from 7 a.m. to 7 p.m. on Mondays, Wednesdays, and Fridays; 7 a.m. to 12 noon on Tuesdays and Thursdays; closed on Saturdays and Sundays.

A physical fitness facility or training studio is prohibited in the CL zone. However, due to the specialized nature of the proposal, the Planning Commission may consider a CUP application for the proposed facility.

According to the applicant, the proposed project is anticipated to generate approximately 50 to 60 short-term construction jobs and up to eight full time and two part time jobs once the businesses are operational.

PLANNING APPLICATION PA-11-05

Staff supports approval of the CUP for the following reasons:

- *The proposal is a unique use specializing in performance sports and therapy.*

The personalized, sports conditioning classes work hand-in-hand with the physical therapy component of the business. Staff believes the proposed uses are compatible with existing uses onsite because they have unique operating characteristics and will not generate the traffic volume or parking demand that are typically associated with a physical fitness facility or medical office. Specifically, unlike a physical fitness facility where members typically use the facility with no restrictions on time or attendance, the primary use is for an appointment only, highly personalized sports conditioning and training facility for youth and young adults, majority of them under driving age.

Each class will not exceed seven students and no more than two classes will occur at the same time. The classes will also have staggering start and end times. The proposed physical therapy office will not have a high turnover rate with only two therapist's onsite at any one time. Each therapist will have one patient per hour. The physical therapy office will also be open limited hours; half days on Tuesdays, Thursdays, and closed on the weekends.

Condition of approval 3 requires the physical therapy component of the business to be ancillary to the sports training use. Physical therapy services to a third party or clients not affiliated with the sports training use shall be allowed only within criteria as noted in the project description and should parking become a problem, a solution shall be resolved through the Development Services Director to comply with originally anticipated parking compliance requirements.

Condition of approval 4 strictly prohibits subleasing the mezzanine areas of Suites A and C to non-ancillary third parties.

- The proposed uses are compatible with existing and anticipated uses on the property and in the general area.

The site is located in a commercial area characterized by a variety of uses that provide a wide range of goods and services to the local community. The property is also located south of the South Bristol Entertainment & Cultural Arts (SoBECA) Urban Plan area. The proposed uses would contribute to the mix of services in the area without negative impacts on surrounding properties. The anticipated land uses in the area are commercial in nature pursuant to the zone and General Plan land use designation.

Furthermore, the property is restricted to and currently contains low-traffic generating uses per the General Plan because the building was originally constructed at 0.40 floor area ratio (FAR). The dance studio approved under Planning Application PA-07-49 was subject to conditions to ensure it remains limited to private/small group classes with specialized retail and tailoring services.

- Adequate onsite parking exists to accommodate the uses based on unique operating characteristics.

Code requires 94 parking spaces on the property with existing and proposed uses (Table 2); 82 parking spaces are provided (84 spaces originally provided in 2003 minus two to comply with handicap parking requirements). Therefore, approval of a parking deviation is required as part of this application.

Code does not provide a parking rate for this type of highly specialized facility in combination with an ancillary physical therapy use. Planning and Transportation staff believes that the appropriate parking rate applied to this type of use is 6 spaces per 1,000 square feet. Code required parking for a typical physical fitness facilities is 10 spaces per 1,000 square feet.

However, staff believes the 10/1,000 sq.ft. rate is only applicable to moderate/high traffic generating facilities with many drop-in clients and overlapping group classes. In contrast, the proposed performance training facility is considered a low-traffic generating use that is distinct from a conventional gym. The applicant anticipates a maximum of 23 users (employees and clients) at peak time.

Based on the 6 spaces per 1,000 square feet rate, the required parking for Suites A and C is 61 spaces (Table 2). The actual parking demand for the proposed uses is maximum 23 spaces based on the project description. A breakdown of the number of people anticipated in the suites at any one time is as follows:

Table 1 – Peak Parking Demand for Suites A and C

Velocity Performance Sports (Suite A)	
Employees	3 to 4
Students	10 to 14 (two classes of 5 to 7)
SUBTOTAL	18 maximum
Physiotherapy Associates (Suite C)	
Physical Therapists	2
Support Staff	1
Patients	2
SUBTOTAL	5 maximum
GRAND TOTAL	23 maximum (peak time)

While a maximum of 23 people is estimated in the suites at any one time, many students are dropped off and picked up by parents so the actual parking demand is likely to be less. Staff supports approval of the parking deviation because the actual parking demand for the proposed uses (23 maximum) is less than the 61 spaces required per Code. Therefore, even with some overlap of parents/students lingering onsite after the next class starts, staff believes that the 82 onsite parking spaces would be adequate to support the use and would not interfere with other uses on the property.

The following table shows the actual shared parking demand based on existing and proposed uses on the property.

Table 2 – Shared Parking Analysis

Suites	Parking Rate	Parking Requirement	Parking Demand
A/C: Velocity & Physio	6 / 1,000 SF	61 spaces	23 spaces*
D. Dance Asylum	9 spaces max. per CUP	9 spaces	9 spaces**
B. Debra's Cottage E. Art Studio	2 / 1,000 SF	24 spaces	24 spaces**
Total		94 spaces	56 spaces
Existing On-Site Parking Supply		82 spaces	
Required Parking per Code		94 spaces	
Projected Parking Demand Based on Unique Operations		56 spaces	

*Anticipated parking demand based on unique operational characteristics and compliance with conditions of approval.

**Existing parking demand of existing uses is supported by the applicant's parking survey.

Condition of approval 1 prohibits any changes to the operational characteristics of the business without prior planning approval.

Condition of approval 2 requires that, if parking shortage or other parking-related problems arise, the applicant or operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, reduction of the number, size, and frequency of classes.

- The applicant's parking survey indicated that existing uses, including Dance Asylum, involve low parking demand.

To further support the availability of onsite parking, the applicant documented the number of cars parked onsite during various morning, afternoon, and evening hours on three days of the week. Between Wednesday and Friday (August 17 through 19, 2011), the maximum number of cars on the property was 20 on Thursday at noon (Attachment 2). This time period for peak parking demand is associated with all of the existing businesses (i.e. Debra's Cottage, Dance Asylum, and the Art Studio) being fully operational.

- Approval of the CUP will not negatively impact the adjacent residential properties along Drake Avenue to the west.

Staff does not anticipate any impacts on the residents to the rear due to the unique operating characteristics of the proposed uses. The proposed performance sports training and physical therapy office both have low parking demands due to the personalized nature of the businesses. Additionally, Velocity Performance Sports will close no later than 8:30 p.m. and Physiotherapy Associates will close no later than 7:00 p.m. on any day of the week.

Landscaping is well maintained in the rear parking lot area adjacent to the residences. Mature trees are noted along the common rear property line of two of the four homes.

Condition of approval 5 requires that two 24-inch box trees in diamond shaped tree wells be planted in the rear parking lot area abutting the homes at 2804 and 2800 Drake Avenue to improve the interface of this property with the adjacent residential properties. These trees will provide enhanced privacy while the other existing smaller-sized specimen trees grow over time.

GENERAL PLAN CONFORMITY

The General Commercial land use designation allows a variety of commercial uses. The building was constructed at a 0.40 FAR, which permits low traffic generating uses. The highly specialized and focused nature of the proposed uses will generate traffic within the low traffic range. Therefore, approval of the CUP would allow a use and intensity that is consistent with the General Plan.

ALTERNATIVES

The Planning Commission may consider the following alternatives:

1. Approve the application. This would allow the establishment of the sports performance training and physical therapy facility on the property, as described in the staff report, subject to conditions and Code requirements.
2. Deny the application. If Commission denies the application, the proposed uses may not be established on the property. A similar request may not be submitted for six months.

ENVIRONMENTAL DETERMINATION

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 for Existing Facilities. If the project is denied, it is exempt from the provisions of CEQA Section 15270(a) for Projects Which Are Disapproved.

CONCLUSION

Staff supports approval of the CUP for the sports performance training and physical therapy facility on the property, given that the business will be subject to conditions of approval to minimize impacts to surrounding uses. Based on the project description, the proposed use will not negatively impact uses in the area. Adequate onsite parking is also provided to accommodate the use.



WENDY SHAH
Associate Planner



CLAIRE FLYNN, AICP
Acting Assistant Development Services Director

- Attachments: 1. Draft Planning Commission Resolutions
2. Applicant's Project Description and Justification
3. Location Map
4. Plans

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

Bundy-Finkel Architects, Inc.
1122 Bristol St., Ste. 120
Costa Mesa, CA 92626

Parkway Ventures, Ltd.
P.O. Box 2061
Gardena, CA 90247

File: 091211PA1117	Date: 090111	Time: 9:00 a.m.
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RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-17 FOR A SPORTS PERFORMANCE TRAINING AND PHYSICAL THERAPY FACILITY.

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

WHEREAS, an application was filed by Bundy-Finkel Architects, Inc., authorized agent for property owner Parkway Ventures, Ltd., with respect to the real property located at 2777 Bristol Street, Suites A and C, requesting approval of a conditional use permit, including a parking deviation, for a sports performance training and physical therapy facility in a 10,122 square-foot suite, in the CL zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 12, 2011, with all persons provided an 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 **APPROVES** Planning Application PA-11-17 for a sports performance training and physical therapy facility, 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 Planning Application PA-11-17 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 12th day of September 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposal complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed uses are compatible and harmonious with uses in the general area.
 2. The General Commercial land use designation allows a variety of commercial uses. The building was constructed at a 0.40 FAR, which permits low traffic generating uses. The highly specialized and focused nature of the proposed uses will generate traffic within the low traffic range. Therefore, approval of the CUP would allow a use and intensity that is consistent with the General Plan.
 3. 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) because:
1. 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. The site is located in a commercial area characterized by a variety of uses that provide a wide range of goods and services to the local community. The proposed uses are compatible with existing low traffic generating uses onsite because they have unique operating characteristics and will not generate the traffic volume or parking demand that are typically associated with a physical fitness facility or medical office. Specifically, the performance sports training will be by appointment only with no more than two classes (seven people maximum per class) running at the same time. The classes will also have staggered start/end times. The one-on-one physical therapy will be ancillary to the main performance sports training use with two physical therapists seeing approximately one patient per hour each. Approximately 23 people are anticipated to be using the facility (employees/customers) at any one time. While a parking rate of six spaces per 1,000 square feet is considered appropriate for the proposed use based on its unique operational characteristics, this rate translates to 61 required parking spaces for Suites A and C. A parking deviation is justified due to the anticipated, limited parking demand of 23 persons at peak time (94 Code-Required parking spaces for all uses on the property; 56 is the anticipated parking demand; 82 existing parking spaces).
 2. Granting the conditional use permit 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. Specifically, due to the specialized and personalized nature of the proposed uses, the uses will have low traffic and parking demands. Anticipated parking demand based on unique operational characteristics and compliance with conditions of approval is maximum 23 parking spaces. Many students are dropped off and picked up by

parents so the actual parking demand is likely to be less. The parking deviation is justified because the actual parking demand for the proposed uses (23 maximum) is less than the 61 spaces required per Code. Additionally, existing parking demand of existing uses on the property is supported by the applicant's parking survey (total onsite parking demand with the proposed uses is 56; 82 parking spaces are provided). Therefore, even with some overlap of parents/students lingering onsite after the next class starts, the 82 onsite parking spaces would be adequate to support the use and would not interfere with other uses on the property. The proposed uses will not negatively impact the residents to the rear (west) because Velocity Performance Sports will close no later than 8:30 p.m. and Physiotherapy Associates will close no later than 7:00 p.m. on any day of the week.

3. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation for the property.
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- 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 for Existing Facilities.
 - 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

- P1ng. 1. The use shall be limited to the type of operation described in the staff report and applicant's description, subject to conditions. Any change in the operational characteristics including, but not limited to, type of service provided, number and size of classes, number of employees and patients, 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. 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)]. The approved uses are as follows:

Velocity Performance Sports

- Performance sports training by appointment only occupying approximately 8,176 square foot section of the suite.
- Class sizes range from five to seven athletes.
- Two classes will run at staggered start and end times.
- Maximum three to four employees at any one time.
- Youth classes (seven to nine years old) are one hour; middle and high school classes train for 1.5 hours. Approximately 70 percent of the athletes are between 12 and 16 years old.
- Hours of operation from 6 a.m. to 8:30 p.m. Mondays through Fridays and 8 a.m. to 2 p.m. on Saturdays.
- Ancillary adult weight loss or private training may be offered. These classes will also contain five to seven people and scheduled around the youth classes so that no more than two classes are training on the floor at any one time.
- Hours of operation for the adult classes from 6 a.m. to 7 a.m. and 6:30 to 7:30 p.m., three times a week.

Physiotherapy Associates

- One-on-one physical therapy occupying approximately 1,946 square-foot section of the suite.
- Two full time physical therapists with one support staff.
- Approximately one patient per hour per physical therapist.
- Hours of operation from 7 a.m. to 7 p.m. on Mondays, Wednesdays, and Fridays; 7 a.m. to 12 noon on Tuesdays and Thursdays; closed on Saturdays and Sundays.

2. If parking shortage or other parking-related problems arise, the applicant or operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, reduction of the number, size, and frequency of classes.
3. The physical therapy component of the business shall be ancillary to the sports training use. Physical therapy services to a third party or clients not affiliated with the sports training use shall be allowed only within criteria as noted above and should parking become a problem, a solution shall be resolved through the Development Services Director to comply with originally anticipated parking compliance requirements.
4. The mezzanine areas of Suites A and C shall not be subleased to non-ancillary third parties.
5. Two 24-inch box trees in diamond shaped tree wells shall be planted in the rear parking lot area abutting the homes at 2804 and 2800 Drake Avenue to improve the interface of this property with the adjacent residential properties.
6. Prior to final occupancy, provide landscape screening of above-ground equipment in front of the building, along Bristol Street.
7. The conditions of approval and Code requirements of Planning Application PA-11-17 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
8. The applicant shall contact the Planning Division to arrange Planning inspection of the site upon completion of all site improvements and prior to final approval of any building permits for interior building improvements. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
9. 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.

RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-11-17 FOR A SPORTS PERFORMANCE TRAINING AND PHYSICAL THERAPY FACILITY.

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

WHEREAS, an application was filed by Bundy-Finkel Architects, Inc., authorized agent for property owner Parkway Ventures, Ltd., with respect to the real property located at 2777 Bristol Street, Suites A and C, requesting approval of a conditional use permit, including a parking deviation, for a sports performance training and physical therapy facility in a 10,122 square-foot suite, in the CL zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 12, 2011, with all persons provided an 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 **DENIES** Planning Application PA-11-17 for a sports performance training and physical therapy facility, with respect to the property described above.

PASSED AND ADOPTED this 12th day of September 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed use is not compatible and harmonious with uses both on site and those on surrounding properties.
 - b. The project is not consistent with the General Plan.

- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because:
 - a. The proposed use is not compatible with developments in the same general area.
 - b. Granting the conditional use permit will be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity.
 - c. Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation for the property.

- C. The Costa Mesa Planning Commission has denied PA-11-17. 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.

BUNDY-FINKEL ■ Architects

Architecture

Planning

Interiors

July 18, 2011 (Revised August 2, 2011)

Planning Department
77 Fair Drive, Costa Mesa, CA 92626

Re. CUP application for 2777 Bristol St.

We request approval of this proposed use in the current CL zoning as a substantially compatible use consistent with the Chiropractor, Yoga studios and other professional services currently located along Bristol St. Perhaps most pertinent, the recently approved Dance Asylum Studio is an adjacent tenant to the west of this space. Due to our anticipated light parking requirements, even at its projected peak uses, coupled with the low parking density at any given time at the current site, we feel this use will not be detrimental to the public use of the site in the area.

To justify this claim, the tenant prepared a detailed program description of their business outlining the proposed schedule and operations proposed for the space. In addition, please find a proposed schedule matrix for Velocity, a brochure describing the national company, Velocity, and its existing services in their facility in Irvine, followed by a letter outlining additional operational information from the proposed physical therapist operating from within their space.

Velocity is a highly personalized performance sports training model for youth and young adult athletes focused on developing quickness, speed and agility to improve their competitiveness for Club Sports, CIF High School Caliber and scholarship type college athletes. The customers are the very serious competitors who want and need personalized conditioning and training programs to help promote their athletic success.

Program description:

- *Training is in small groups, class size is usually 5-7 athletes*
- *Training is by appointment only*
- *Youth classes (7-9yrs old) are 1 hr in length, Middle School and High School athletes train for 1.5 hours per class.*
- *Classes are after school starting at 3:30pm and running until 8:30pm during the week and then 8:00-2:00pm on Saturdays*
- *Usually there are 2 classes running at a time, with staggered stop and end times.*
- *About 70% of the athletes are between 12-16 yrs old. These athletes are generally dropped off by parents. Parents shop in the local area, and then pick up at the end of class. Athletes that are over 16 will drive and park.*
- *We may have some adult weight loss or private training offered. This is a small portion of the business and this training usually occurs early in the morning before 8am, or after 6:30pm at night.*
 - *Adult classes will be twice a day, three times a week. The type of class, fitness or weight loss, will depend on client interest.*
 - *These classes will be early in the morning; 6:00am-7:00am and then in the evening 6:30-7:30pm. Most of the evening class would be for parents who are there already there for*

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their child's training. Adult classes will be scheduled around the youth classes so that no more than 2 classes are training on the floor at a time.

- o *Class size will average 5-7 adults, with one coach assigned to them.*
- *We will have a maximum of 3-4 employees at the location at any specific time.*

Velocity Corporate is located in Costa Mesa. The national company of Velocity was founded in 1999. It began as the brainchild of internationally-recognized coach Loren Seagrave who developed a program to train student athletes to develop their speed, power, and agility. Coach's Seagrave is a 5-time NCAA Track & Field Champion. His client list includes over 50 Olympic medal winners, first round NFL draft picks, and professionals from virtually every sport. Velocity Sports Performance grew from his idea that enhanced mainstream athletic training - training similar to the type received by the pros - could create better, happier, less-injury prone athletes. Since it began Velocity has grown from one center in Atlanta to over 60 training centers across North America, with plans to expand further both domestically and internationally. In 2007 Velocity corporate moved from Georgia to Costa Mesa, CA. The company's website is Velocitysp.com. The Bristol location will be a franchisee owned facility.

See next page for Schedule Matrix

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- *SAMPLE SCHEDULE MATRIX*



**Velocity Class Schedule
 Winter/Spring 2011**

Effective January 3, 2011- June 15, 2011

Group	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Youth Grades 3 - 5	4:00 - 5:00 pm 5:15 - 6:15pm	4:00 - 5:00pm 5:15 - 6:15pm	4:00 - 5:00 pm 5:15 - 6:15pm	4:00 - 5:00 pm 5:15 - 6:15pm	4:30 - 5:30pm	9:15 - 10:15am
Developmental 1 Grades 6 - 8	4:00 - 5:30pm 6:30 - 8:00pm	4:00 - 5:30pm 6:30 - 8:00pm	4:00 - 5:30pm 6:30 - 8:00pm	4:00 - 5:30pm 6:30 - 8:00pm	4:00 - 5:30pm	10:30 - NOON
Developmental 2 Grades 9 - 12	6:00 - 7:30pm	6:00 - 7:30pm	6:00 - 7:30pm	6:00 - 7:30pm	5:45 - 7:15pm	12:15 - 1:45pm
Adult Fitness	6:00 - 7:00am 12:00 - 1:00pm 5:30 - 6:30pm	12:00 - 1:00pm 5:30 - 6:30pm	6:00 - 7:00am 12:00 - 1:00pm 5:30 - 6:30pm	12:00 - 1:00pm 5:30 - 6:30pm	6:00 - 7:00am 12:00 - 1:00pm	8:00 - 9:00am
Biggest Loser	9:00 - 10:00am 6:00 - 7:00pm	6:00 - 7:00pm	9:00 - 10:00am 6:00 - 7:00pm	6:00 - 7:00pm	9:00 - 10:00am	
Assessment		4:00 - 5:30pm			6:30 - 7:30pm	

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Accolades

Our experience with Velocity Sports Performance has exceeded our expectations. The staff has been most professional and able to help our son improve in every aspect of his athletic performance... It is without a doubt the BEST thing we have ever done to help him reach the upper levels needed to prepare for a Division I college career.

Terry, father of a 17-year-old Velocity Sports Performance trainee

Try Us for Free

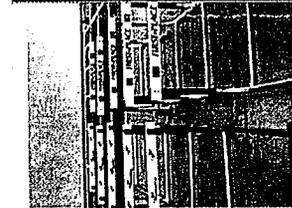
Why Do You Train? Desire? Character? Pride? Velocity Sports Performance training can help you reach your goals. Contact us today for a free assessment and training session! We'll help you take your game to the next level.

40 Tesla Suite D • Irvine, CA 92618
tel 949.387.7333 • www.velocitysp.com/irvine

Velocity Sports Performance™

Why Do You Train?™

At Velocity Sports Performance, we know the answer to this question is as unique as the athlete. Whether you're a professional athlete preparing for the season, a JV player trying to make varsity, or a beginner hoping to play five minutes more, Velocity Sports Performance can help you meet your fitness and training goals. Our one-of-a-kind programs, bolstered by certified coaches, elite curriculum, and state-of-the-art facility, help athletes become faster, stronger, and more explosive. The result? Superstar performance every game from start to finish.



Why Do You Train?™

Dedication
Effort
Character
Determination
Heart
Pride

V-TRUTH

BE A BETTER ATHLETE.
OFFICIAL PROVIDER OF NIKE SPARTAN TRAINING





Training You Won't Find Anywhere Else

Our certified coaches, state-of-the-art center, and proven athletic performance curriculum ensure complete training for all skill levels.

Degreed and certified coaches
A coach can make all the difference in the world when it comes to athletic performance, and at Velocity Sports Performance we select only the best when it comes to our coaching staff. Unlike many other training facilities, we require our coaches to be degreed and certified. Our coaches understand that while they should push athletes to the limit, effective training also requires positive reinforcement and the use of methods that cater to each athlete's individual learning style.

Professional equipment at a center designed for professional athletes
Our center features professional equipment from the best in the business. Our state-of-the-art training facility offers:

- Athletic turf fields, designed for perfecting multi-directional movements
- Sprint tracks, ideal for developing linear speed
- Olympic-style weightlifting equipment, the same equipment pro athletes use to build explosive power and core strength

Elite curriculum designed for tangible results
All of our programs are designed and continuously updated with the help of world-renowned sports performance coaches whose backgrounds include coaching numerous elite and professional athletes, collegiate national champions, and All-Americans. Our programs are scientifically designed to improve speed, power, and agility—the three pillars of athleticism.

Performance Training: The Secret to Speed and Strength

Performance training, the same type of training used by professional athletes, goes beyond simply strengthening specific muscle groups. Performance training methods center on improving all facets of athletic ability: cardiovascular capability, movement patterns, flexibility, coordination, and more. Velocity Sports Performance coaches use performance training methods to help athletes improve speed, agility, and power—key components of achievement on the field.

Why Velocity Sports Performance?

Founded in 1998 by five-time NCAA Track & Field Champion coach Loren Seagrave, Velocity Sports Performance delivers results-oriented training in a positive, safe environment. Small group size ensures maximum attention, and we offer fitness programs for anyone and everyone, regardless of age, gender, skill level, or athletic or fitness goals. Research—and experience—proves that competence in sports leads to confidence in life. Our core programs include:

Athletic Foundation: Youth (Ages 8-11)
Youth programs place a high priority on running technique, athletic coordination, and the introduction of essential muscular movement patterns.

Ingraining the Fundamentals: Developmental I (Ages 12-14)
Developmental I programs focus on progressing and maintaining athletic movement while simultaneously refining speed, agility, and power.

Creating Mastery: Developmental II (Ages 15+)
Developmental II programs focus on optimizing each athlete for sport demands. We provide endless combinations of athletic skill training so competing in the game becomes effortless. We also offer programs for active adults, teams and elite athletes.

Get faster, stronger, and more explosive. Velocity Sports Performance training is designed to help you:

Increase Your Speed and Agility
Velocity Sports Performance training can make you faster. Whether it's separation speed or closing speed, fast means nothing if you're tripping over your cleats. Velocity Sports Performance training blends proper movement techniques with agility exercises to improve both coordination and timing.

Achieve Greater Levels of Strength and Power
The key to the game? Last-minute strength and staying power. Velocity Sports Performance coaches use innovative techniques to increase maximal strength, explosive power, and stability to give you the ability to finish the game stronger and tougher than your opponents.

Gain Balance and Agility
Great plays require more than just strength. At Velocity Sports Performance, our certified coaches improve the way you move with protocols that increase foot quickness and steady lateral movement. This leads to improved weight distribution, balance, agility, and side-to-side cutting ability.

Reduce the Likelihood of Injury
You can't play the game if you're sitting on the bench. We'll help you stay in play with mobility development, rehabilitation exercises, and movement analysis. Reduce the likelihood of injury with Velocity Sports Performance's "Prehabilitation", a specialized program that helps decrease the incidence of acute and overuse injuries.



Physiotherapy Associates

July 6, 2011

City of Costa Mesa
Planning Division
77 Fair Drive
Costa Mesa, CA 92628-1200

RE: Planning Application

Dear Planning Commission,

Physiotherapy Associates is a physical therapy office specializing in one-on-one care for physical injuries or impairments. We employ 2 full time physical therapists with one support staff. We service approximately one patient, per hour, per physical therapist. Our hours of operation are from 7:00 a.m. to 7:00 p.m. on Monday, Wednesday and Friday and 7:00 a.m. to 12:00 p.m. on Tuesday and Thursday. We are closed on Saturday and Sunday. The 2 physical therapists stagger their hours to minimize the number of patients in the clinic at any given time.

Sincerely,



Kari A. Franks, MPT
Clinic Director,
Physiotherapy Associates

3822 Campus Drive, Suite 140 Newport Beach, CA 92660 Phone (949) 851-1610 Fax (949) 851-9739

August 22, 2011

Community Development
Planning Department
77 Fair Drive
Costa Mesa, CA 92626
Attn: Wendy Shih

Re. Velocity Tenant Improvement CUP application for 2777 Bristol St.

Wendy,

To support our claim that the parking at the site can handle the anticipated peak loads of our proposed use as well as the general uses currently on site with apparent ease, we took some photographs of the site during various days and times in the last week. As you review the stated times, you can see that the entire lot is lightly occupied through the various days and times of the week.

It appears that the highest level of documented activity, by our count is 20 cars, and was around noon on Thursday last week. With this kind of occupancy we feel there should be no congestion for ingress or egress to the site, nor difficulty in finding a parking stall onsite, even at our combined proposed peak hours. We anticipate that we could at worst case, generate a need to park up to 40 cars at any one given time, which by all appearances and calculations should not pose a problem on site.

Note the posted hours the various current occupants are open for business are:

Design Asylum: Mon – Fri 3:00 - 9:00 PM, Sat 10:00 AM – 2:00 PM

Dance Boutique: Mon – Wed. 3:00 – 6:00 PM, Fri 6 :00 – 8 :00 PM or by Appointment

Lunaray Int'l: (from office telephone message, not posted) Tues – Sat. 2:00 – 6:00 PM

Debra's Cottage: Mon – Sat 10:00 – 6:00 PM , Sun 11:00 – 5:00 PM

Velocity Performance: (Per schedule matrix) Mon- Fri. 6:00 AM – 8:30 PM, SAT 8:00 AM – 2:00 PM

Please see the attached key site plan and several series of photos taken at various times throughout the last week.

Do not hesitate to call should you have further questions, comments or feel additional information is would be helpful to substantiate our claim for your staff report.

Sincerely,



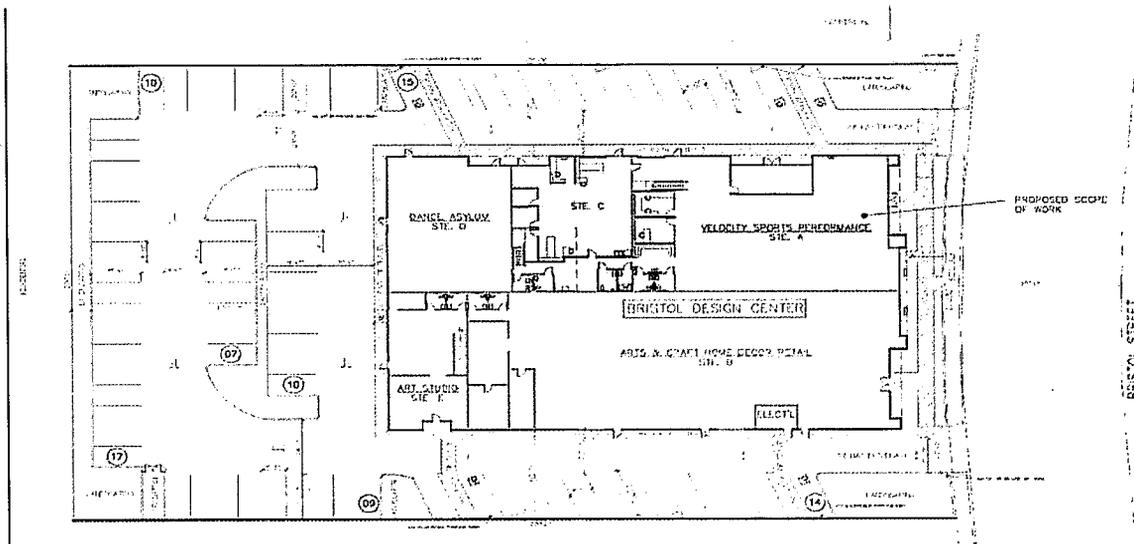
Timothy Bundy, A.I.A. LEED AP
Principal
Bundy-Finkel Architects, Inc.

HOURS
MONDAY - FRIDAY
3:00pm - 9:00pm
SATURDAY
10:00am - 2:00pm
714-549-0622
www.danceasylum.com

DANCE BOUTIQUE
HOURS
MON-WED 3-6
FRI 5-8
OR BY APPT

Lunaray Int'l
for
Independent Stylists
& Salons

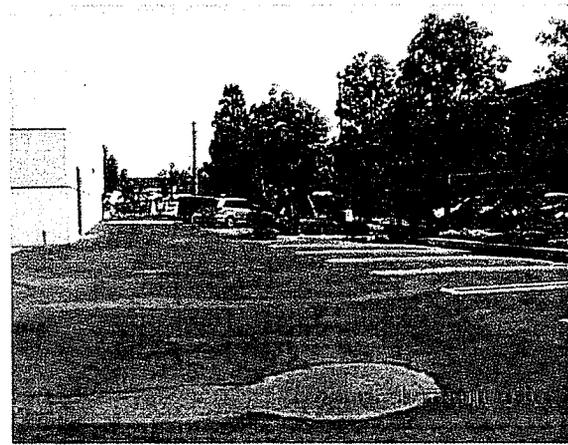
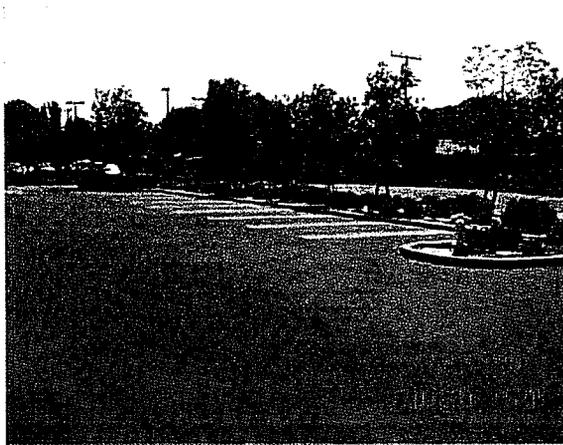
Debras Cottage
Monday-Saturday 10:00-6:00
Sunday - 11:00-5:00



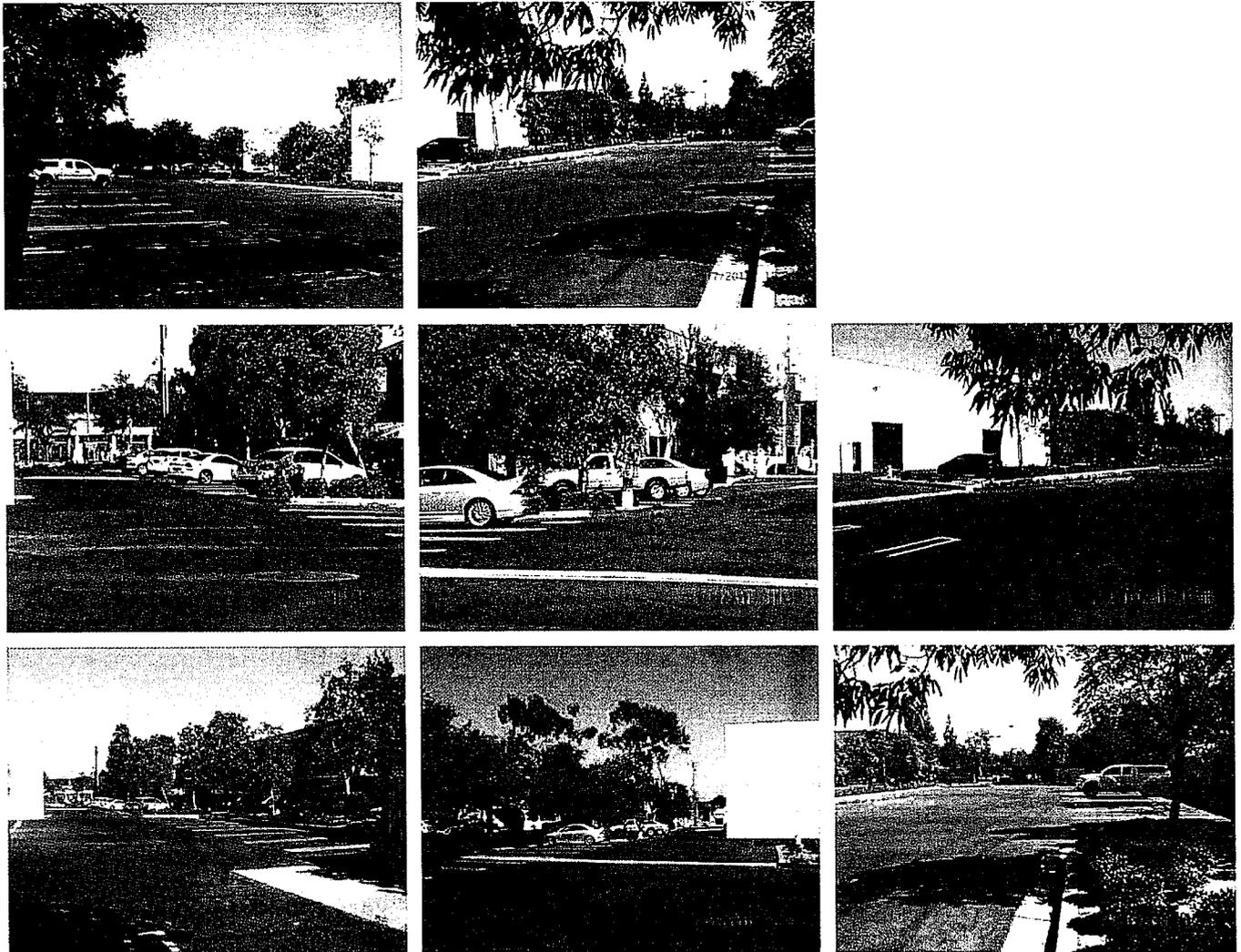
SITE KEYPLAN - not to scale

Total onsite stalls: 82

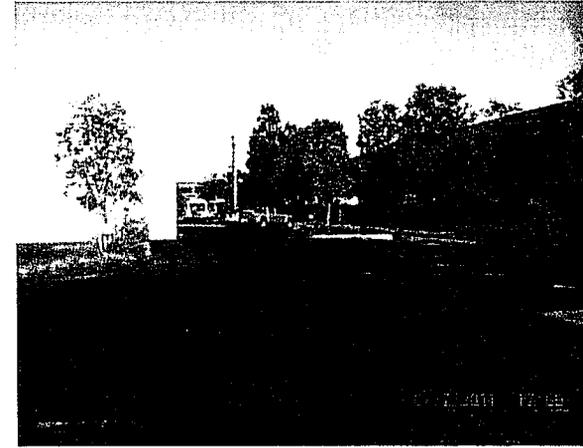
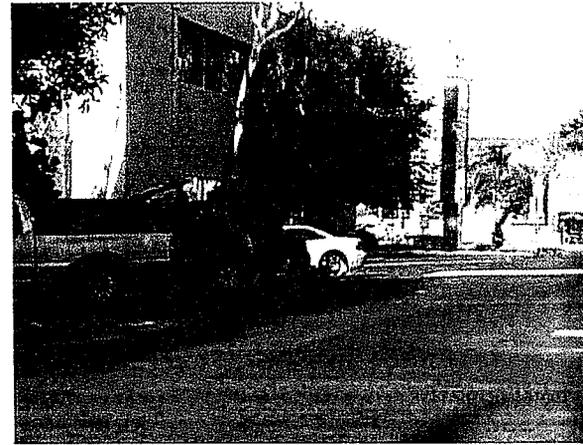
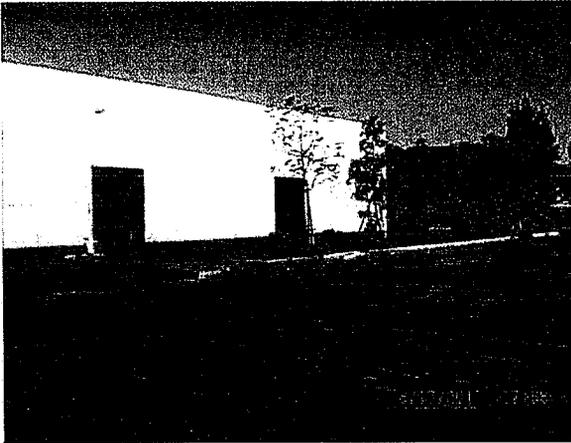
Wednesday 8/17 1:45+ PM - 7 vehicles



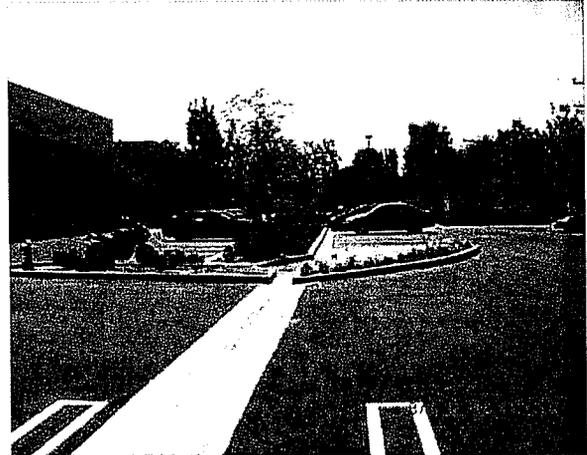
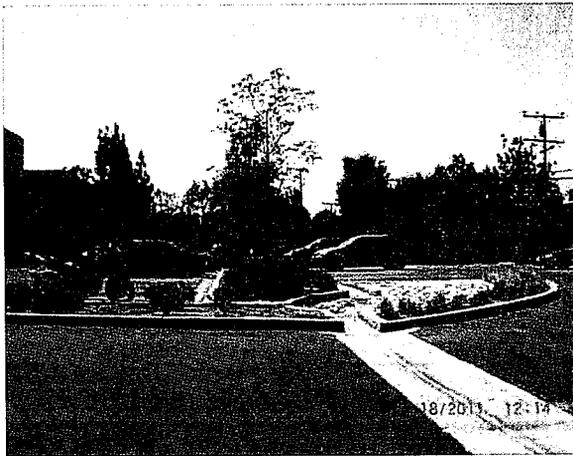
Wednesday 8/17 3:30+ PM – 10 vehicles



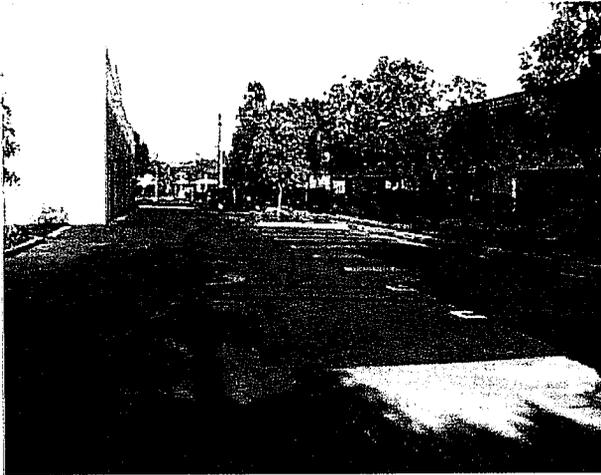
Thursday 8/17 6:00 PM – 13 vehicles



Thursday 8/18 12:00 PM – 20 vehicles



Thursday 8/18 5:50 PM – 16 vehicles



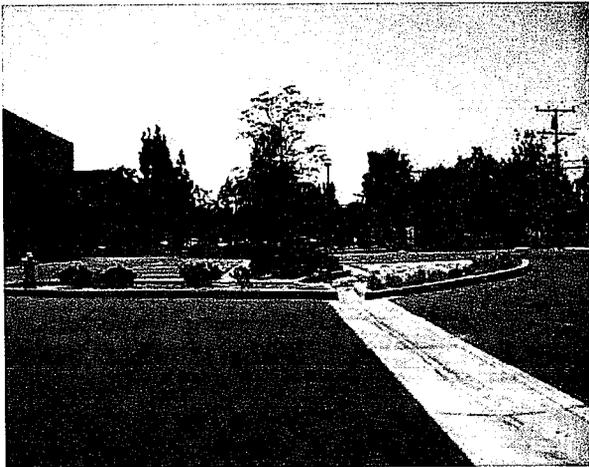
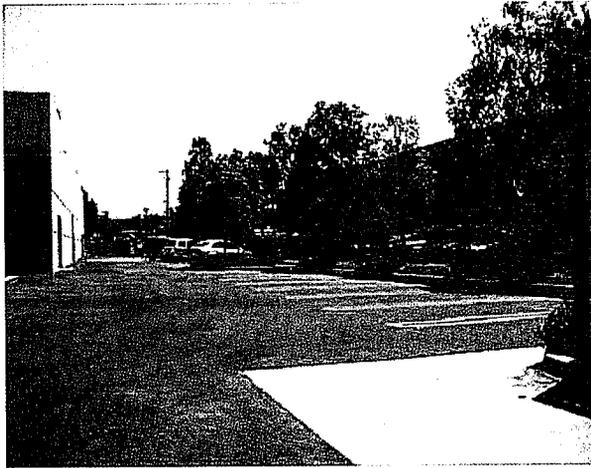
Thursday 8/18 7:40 PM - 14 vehicles



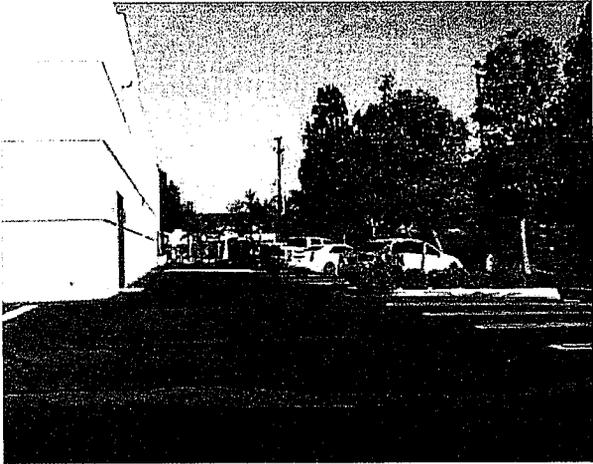
Friday 8/19 9:10 AM - 0 vehicles



Friday 8/19 12:00 PM – 6 vehicles



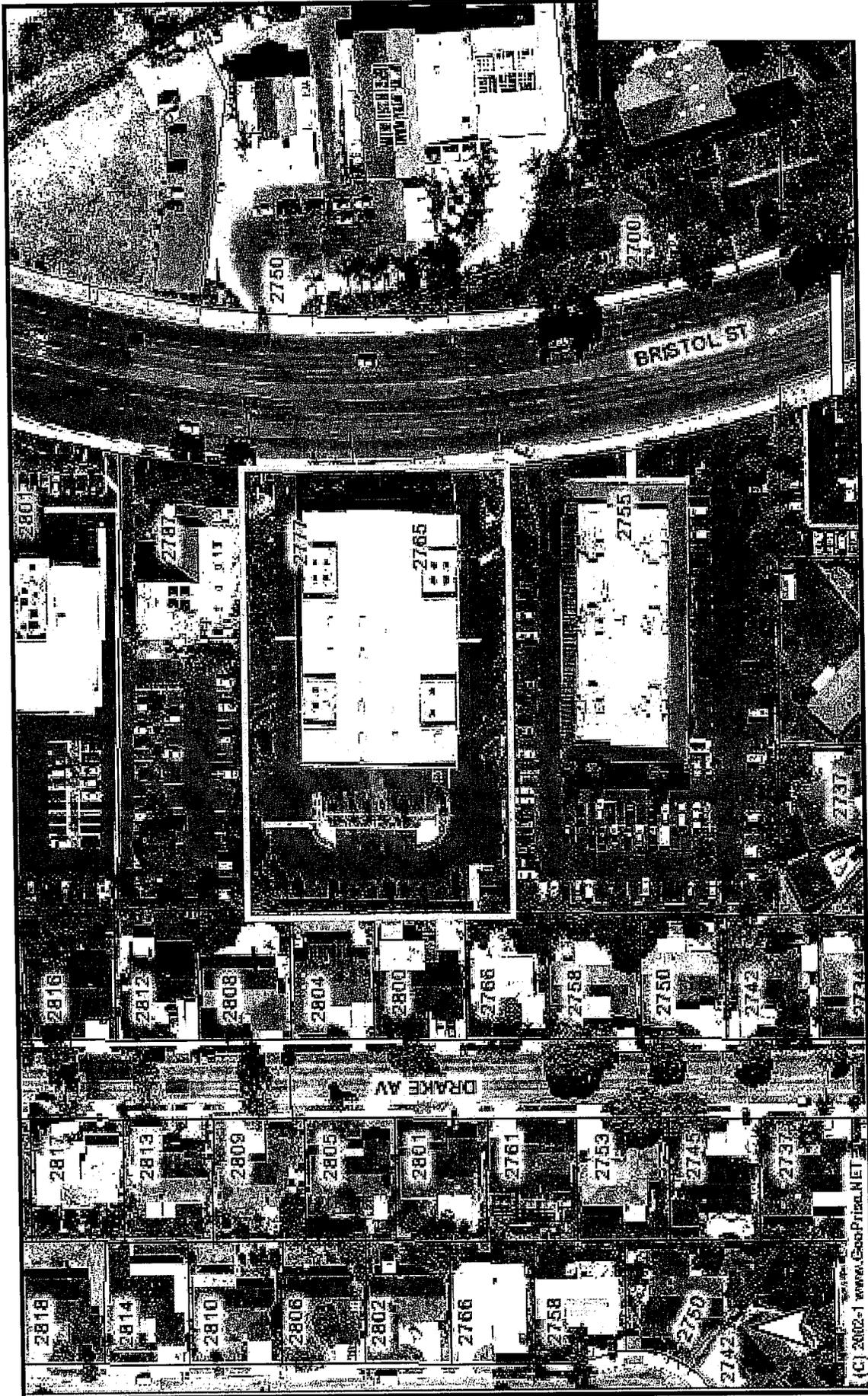
Friday 8/19 3:40 PM – 6 vehicles + one being washed

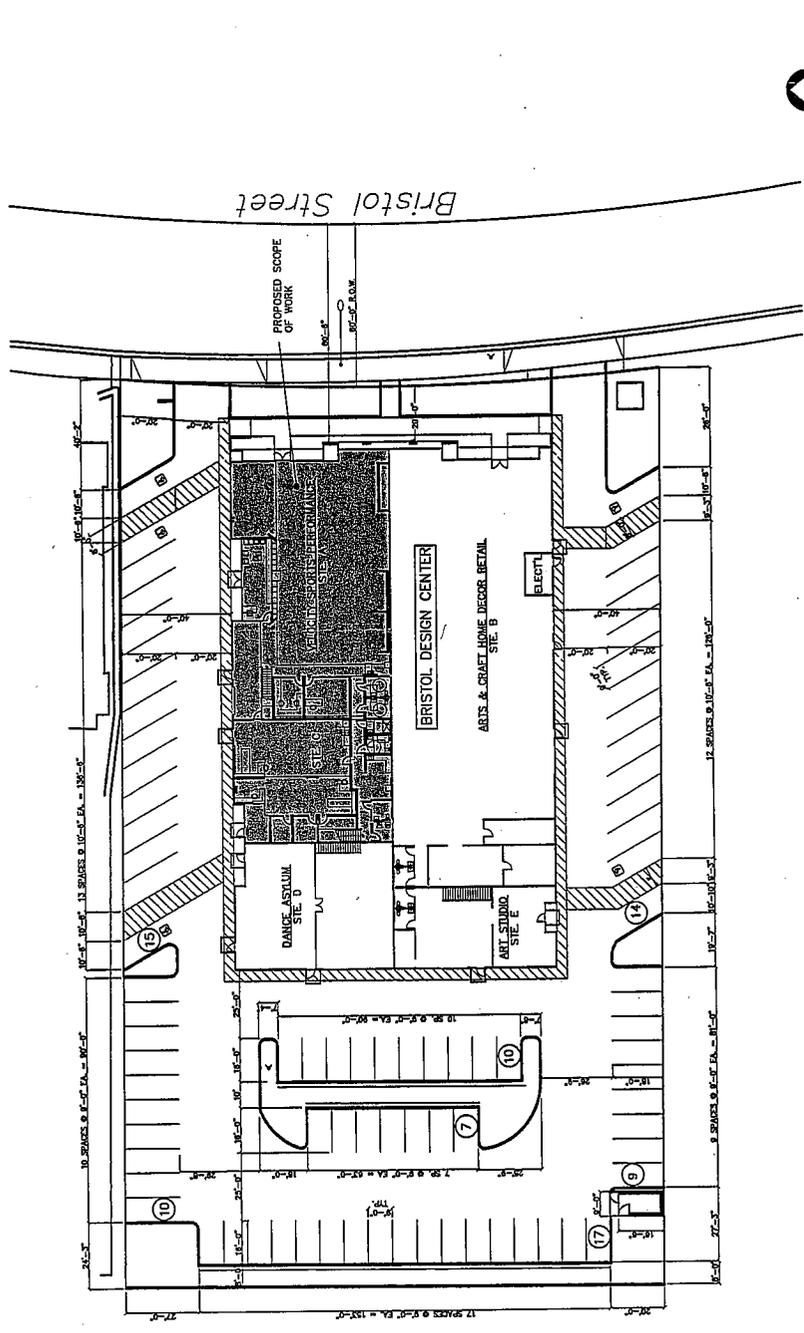


Friday 8/19-7:10 PM – 7 vehicles



LOCATION MAP





TABULATIONS:

SITE AREA:	1.8 AC GROSS/1.5 AC NET/96,646 S.F.	PARKING PROVIDED:	82 STALLS
BUILDING AREA:	23,185 S.F.	STANDARD:	77 STALLS
1ST FLOOR:	3,490 S.F.	ACCESSIBLE:	4 STALLS
MEZZANINE:	26,439 S.F.	ACCESSIBLE-VAN:	1 STALL
TOTAL:	10,122 S.F.		
SUITE A+C:			



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REVISIONS
01-11-11 CAP SUBMITTAL SET

SHEET TITLE

SITE PLAN

SHEET 1

PROJECTING TIME DATE/01/11/11

