



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: JUNE 9, 2014

ITEM NUMBER: PH-2

SUBJECT: PA-14-13 CONDITIONAL USE PERMIT FOR A SOCCER TRAINING FACILITY WITH A DEVIATION FROM SHARED PARKING REQUIREMENTS

DATE: MAY 30, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CHELSEA CRAGER, ASSISTANT PLANNER

FOR FURTHER INFORMATION CONTACT: CHELSEA CRAGER (714) 754-5609
chelsea.crager@costamesaca.gov

DESCRIPTION

The applicant is requesting a conditional use permit for a soccer training facility in a 9,655 square foot suite, including a deviation from shared parking requirements due to unique operating characteristics (individual and small group training).

APPLICANT

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

RECOMMENDATION

Staff recommends that the Planning Commission:

- Find that the project is exempt from the provisions of the California Environmental Quality Act under Section 15301, for Existing Facilities; and
- Approve the project by adoption of Planning Commission Resolution, subject to conditions.

BACKGROUND

The subject property is located on the west side of Bristol Street near the 73 and 55 Freeways. It is zoned CL (Commercial Limited) with a General Plan land use designation of General Commercial. Properties to the north and south are also zoned CL, and the properties to the east across Bristol Street are zoned C1 (Local Business). These properties contain commercial uses. To the west of the subject property are single family residential uses.

The lot area is 66,646 square feet and contains a 26,439 square foot building with 83 parking spaces. Other tenants include Velocity Performance Sports and Physiotherapy Associates (both approved under CUP PA-11-17), Dance Asylum (approved under CUP PA-07-49), and a nonprofit office use.

Previous Entitlements

PA-07-49 On February 11, 2008, the Planning Commission approved conditional use permit PA-07-49 (Dance Asylum) for a dance studio in a 4,200 square-foot suite (Suite D) with a limited number of people in private classes. The approval includes limited retail and tailoring of custom dance apparels. The studio has a maximum of 9 people (3 instructors with 2 students each) at any one time, and is open Monday-Friday 3:00 p.m. to 9:00 p.m. and Saturday 10:00 a.m. to 2:00 p.m. There are no group lessons, gathering events, or competitions permitted. The studio is operating in compliance with the CUP and has not generated any Code Enforcement complaints.

PA-11-17 On September 12, 2014, the Planning Commission approved conditional use permit PA-11-17 (Velocity Performance Sports and Physiotherapy Associates) for a sports performance training and physical therapy facility in a 10,122 square-foot space (Suites B and C) with a limited number of people in private and group classes as well as one-on-one physical therapy. The facility is operating in compliance with the CUP and has generated 1 Code Enforcement complaint regarding running outside, though there was no violation notice issued.

ANALYSIS

Description of Proposed Use

The proposed use is a soccer training facility, "TOCA Football". The use consists of five semi-private training areas, similar to batting cages, each equipped with a TOCA Touch Trainer training device. During training hours, each training area will have up to one instructor and two students, for a maximum of 15 people within the suite. Indoor soccer games (five on five soccer, called futsal, played on a small indoor field) are proposed to take place in the evenings, with a maximum of 12 participants and 5 staff per game.

Training hours are proposed Monday-Friday 8:00 a.m. to 9:00 p.m. and Saturdays and Sundays 9:00 a.m. to 6:00 p.m. Indoor soccer games are proposed Monday-Friday 9:00 p.m. to 11:00 p.m., Saturdays 6:00 p.m. to 9:00 p.m., and Sundays 6:00 p.m. to 8:00 p.m. The proposed schedule matrix is attached.

Compatibility with surrounding uses

The site is located in a commercial area characterized by a variety of uses. Most notably, the uses sharing the building of the proposed soccer studio are similar in nature: a sports performance training/physical therapy facility, a dance studio, and a fitness based nonprofit. The existing studio uses at the subject property have not had a negative impact on the surrounding residential or commercial uses. The proposed soccer training studio is compatible with these surrounding uses.

The properties directly to the west of the subject property contain single family residential uses. The proposed studio is not anticipated to have any negative impacts on these uses because the studio will close at 11:00 p.m. Monday-Friday and earlier on Saturday and Sunday. The studio is conditioned to operate in such a way as to allow the quiet enjoyment of the surrounding neighborhood.

Parking

As shown below, the parking demand for the proposed use is 25 parking spaces, which accounts for five parking space per individual training area. When combined with other uses on-site, the total parking demand is 67 parking spaces. The site has a total of 83 parking spaces, which results in an excess of 16 parking spaces.

Tenant	Parking Demand
Dance Studio	9 spaces (per PA-07-49)
Nonprofit Office	10 spaces
Sports Training/Physical Therapy	23 spaces (per PA-11-17)
TOCA Studio (proposed)	25 spaces
TOTAL	67 spaces

The proposed use is conditioned to maintain operating characteristics as described in the submitted project description and this report to ensure that parking demand does not exceed available parking on-site.

GENERAL PLAN CONFORMANCE

The subject property was developed at a floor area ratio of 0.40, which allows for low traffic generating uses on properties designated as General Commercial. Low traffic generating uses include those which create an average of 3-20 average daily trips per 1,000 square feet of gross floor area. Because of its highly specialized nature, the soccer training facility will generate traffic within the low traffic range, consistent with the 2000 General Plan.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

Approving the conditional use permit will allow a soccer training facility use to be established. The project satisfies the required findings for the requested conditional use permit and is consistent with the intent of the General Plan and Zoning Code.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Continue the project to a later date to allow time for further analysis or project revisions.
2. Direct staff to prepare a resolution for denial of the project and provide a basis for making findings for denial.



CHELSEA CRAGER
Assistant Planner



JERRY GUARRACINO
Interim Assistant Director of Development
Services

- Attachments:
1. Draft Planning Commission Resolution and Exhibits
 2. Applicant's Letter
 3. Vicinity Map
 4. Project Plans

- Distribution:
- Director of Economic & Development Services/Deputy CEO
 - Senior Deputy City Attorney
 - Public Services Director
 - City Engineer
 - Transportation Services Manager
 - Fire Protection Analyst
 - Staff (6)
 - File (2)

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-13 LOCATED AT 2777 BRISTOL STREET SUITE A

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

WHEREAS, an application was filed by Bundy-Finkel Architects, Inc., as the authorized agent on behalf of the property owner, Parkway Ventures, Ltd., with respect to the real property located at 2777 Bristol Street Suite A, requesting approval of a conditional use permit, including a parking deviation for a soccer training facility; and

WHEREAS, the project was reviewed in accordance with the requirements of the California Environmental Quality Act (CEQA), The State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines; and the project was determined to be exempt from further CEQA analysis under Section 15301 for Existing Facilities; and

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 9, 2014 with all persons having the opportunity to speak for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-14-13 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-14-13 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and 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 9th day of June, 2014.

Jim Fitzpatrick, Chair
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

Required Finding: The proposed use is compatible and harmonious with uses on surrounding properties.

Response: The site is located in a commercial area, and is not anticipated to have noise or other impacts on the surrounding uses. The project will be conditioned to operate as described in the submitted business description to ensure parking compatibility with other uses on-site.

Required Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Response: Safety and compatibility of design has been considered, and the proposed use will be conditioned to conduct all organized training indoors to prevent any safety issues caused by running or training in parking areas or on sidewalks.

Required Finding: The project, as conditioned, is consistent with the General Plan and any applicable specific plan.

Response: The building was constructed at a 0.40 FAR, which permits low traffic generating uses. Due to its specialized nature, the proposed use will generate traffic within the low traffic range and the CUP would allow a use and intensity consistent with the General Plan. There is no specific plan for the property.

Required Finding: The proposed use is compliant with performance standards as prescribed in the Zoning Code.

Response: The proposed soccer training facility will be conditioned to operate as described in the submitted business description and is compliant with Zoning Code.

Required Finding: The planning application is for a project-specific case and does not establish a precedent for future development.

Response: Approval will apply to this project-specific location. Conditions have been included that are specific to the proposed project.

- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

Required Finding: The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Response: The use, as conditioned, is not anticipated to have any negative effects on the surrounding properties, and is compatible with the surrounding commercial uses. No noise impacts to the nearby residential

properties are anticipated. The parking demand of the proposed use is compatible with parking demand existing at the subject property.

Required Finding: Granting the minor 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.

Response: The use, as conditioned, will not be materially detrimental to the health safety, or general welfare of the public in that all organized training will be conducted within the building.

Required Finding: Granting the conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Response: The building was constructed at a 0.40 FAR, which permits low traffic generating uses. Due to its specialized nature, the proposed use will generate traffic within the low traffic range and the CUP would allow a use and intensity consistent with the General Plan. There is no specific plan for the property.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation described in this staff report: one-on-one and small group soccer training. Any change in the operational characteristics including, but not limited to, type of service provided, number and size of classes, or number of employees will require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 2. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
 3. The conditions of approval, code requirements, and special district requirements of PA-14-13 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. The applicant shall contact the Planning Division to arrange a 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.
 5. 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.
 6. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, modification of hours of operation or class size.
 7. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 8. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Director of Economic & Development Services/Deputy CEO or his designee, any of the findings upon which the approval was based are no longer applicable.
 9. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
 10. All uses shall be conducted within the tenant space (underroof). No organized conditioning or training may take place in the parking lot or on public sidewalks.
 11. There shall be no regular training taking place at the same time as indoor

soccer (futsal) games.

CODE REQUIREMENTS (PA-14-13)

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Permits must be obtained for all signs and must comply with the City's sign ordinance.
- Bldg. 2. Comply with the requirements of the adopted 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
- 3. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permit required by AQMD.

April 15, 2014

Planning Department
77 Fair Drive, Costa Mesa, CA 92626

Re. CUP application for 2777 Bristol St., Ste. A: Toca Studio

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, we are in the space adjacent to the Velocity Sports Fitness facility that has been in operation since late 2011. Due to our anticipated similar 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. In fact, we anticipate sharing customers between the two spaces.

To justify this claim, see the attached information about the new company's business plan and a brochure describing the unique specific product they see as the centerpiece of their repetitive training system.

A bit about the company: TOCA Football is founded by former pro and world cup player Eddie Lewis, and is launching a revolutionary training tool designed to give soccer players at every level the opportunity to improve their training efficiency and advance their technical skills like never before. This company developed this device and perfected a training system to implement a unique application of variable repetition at the LA Galaxy Soccer Center in Torrance. After months of successful results and securing strategic support they are ready to roll out their program to the general public. After careful review they have chosen this location in Costa Mesa as an ideal "sports related" environment to locate.

The TOCA Studio Program can best be compared to a "batting cage," but for soccer. This program is centered around the use of their proprietary training device, the TOCA Touch Trainer, where a professional trainer and customer interact in one of the "cages". Like the batting cage equipment, it provides a means of varied repetition exercises designed to enhance ball control skills. This high quality repetition training offers an opportunity to raise the level of play for players at local soccer clubs by enhancing individual players' ball control skills, as well as assist in rehabilitation from injury. The targeted customer base includes youth soccer clubs, adult recreational players, and professional soccer players.

Operationally, this space is expected to function in a similar manner as Velocity with small groups of customers arriving for scheduled personalized training appointments. At this location, they anticipate a synergistic relationship will occur between the two spaces that could develop as they potentially share a customer base. A select amount of TOCA's business targets youth within the age range of Velocity's customers which they expect will have the opportunity to tune their soccer skills then move over for basic fitness training.

TOCA Program description:

- *Training is by appointment only.*
- *Training is one-on-one or in small groups, class size is typically 1-2 athletes and one trainer. One trainer will also have the ability to manage multiple training cages.*
- *Training Sessions are typically 50 minutes.*
- *Operating hours are desired to be Monday – Friday 8:00 AM – 11:00 PM, Saturday 9:00 AM-9:00 PM and Sunday, 9:00 AM – 8:00 PM.*
- *Potentially there are up to 5 individual training sessions running at a time with staggered start and end times.*
- *There will be a maximum of 3-5 employees at the location at any specific time.*
- *It is anticipated to have group futsal (indoor soccer) games in the evenings.*
- *It is anticipated to have preschool skill development in small groups during morning hours.*
- *Parking needs are expected to be 2.0 spaces per 1,000 s.f. or 3 per cage, during peak hours.*

Currently TOCA is located at the LA Galaxy Soccer Center in Torrance. The company's website is www.Tocafootball.com. The Bristol location will be their first corporate owned facility and is anticipated to be a model for franchisee owned facilities.

TOCA TRAINING SCHEDULE

Technical Training

Monday – Friday 8:00 AM – 9:00 PM

Saturday & Sunday 9:00 AM – 6:00 PM

- *Peak training hours are weekdays from 4:00 PM – 8:00 PM, with a maximum of 6-8 customers per hour.*
- *Non-Peak hours operate with 2-4 customers per hour.*
- *In Non-Peak hours when TOCA Tots classes also occur, there is a maximum of 8-12 customers per hour.*

TOCA Tots (Preschool age children)

Monday – Friday 9:00 AM – 10:00 AM, and 11:00 AM – 12:00 PM, with a maximum of 6-10 customers per session.

Saturday 10:00 AM – 11:00 AM and 12:00 PM – 1:00 PM, with a maximum of 6-10 customers per session.

Sunday 11:00 AM – 12:00 PM and 1:00 PM – 2:00 PM, with a maximum of 6-10 customers per session.

- *TOCA Tots will have a limited class size of 10 per session.*
- *We anticipate one to two sessions per day.*
- *Sessions will not run concurrently, with 30-60 minute breaks between sessions to alleviate parking concerns and eliminate overlap congestion.*

5 v 5 Futsal

Monday – Friday 9:00 PM – 11:00 PM

Saturday – 6:00 PM – 9:00 PM

Sunday – 6:00 PM – 8:00 PM

- *Evening Futsal games will consist of 8-12 participants per session.*

- *Rental agreements will specify NO parking in rear parking lot for participants, and NO loitering in any parking areas after exiting the facility.*
- *TOCA will post NO PARKING signs and traffic cones in rear parking lot daily by 8:00 PM on weekdays and by 5:00 PM on weekends.*
- *TOCA will post signs at exit doors reminding customers to be courteous to our neighbors and keep noise to a minimum when leaving the facility.*
- *TOCA Personnel will actively monitor the parking areas in the evenings.*
- *TOCA will work proactively with neighbors and residents nearby to address any issues that may arise.*



TOCA

TOUCH TRAINER



The image shows a red TOCA Touch Trainer device in the foreground. In the background, a diagram illustrates the 'ANGLE OF PROJECTION' with four levels: 10°, 25°, 35°, and 45°. A person is standing on a green field with a goal, and a small red vehicle is positioned near the goal.

CORE PRINCIPLES

- Mass Repetition**
 - Muscle memory integral to all athletic development
 - Unprecedented repetition of game-like skills
- Small Ball**
 - Increased level of difficulty & concentration
 - Mastery of smaller balls increases technical abilities

REHAB WITH TOCA

- Return to play from injury in a risk-free environment
- Allow the therapist to focus on biomechanics and recovery

*By Former Professional Player, Eddie Lewis
Inventor, Founder & President*

TAKE CONTROL WITH TOCA

- Control T2 via The TOCA App from any web-enabled smart device
- Portable - Train anywhere, anytime
- Ball delivery speeds up to 50 MPH to simulate game-like conditions
- 500+ quality touches in an hour session
- Individual training with the benefit of first team delivery



The image shows the TOCA app interface on a tablet and a smartphone. The tablet screen displays a 'START' button and various training options like 'Left and Right Foot and Hips', 'Head, Chest and Volley Control', and 'One Touch Set Targets'. The smartphone also shows a 'START' button.

Contact TOCA

1.855.433.TOCA (R622)
info@tocafootball.com

YouTube TocaFootball | Facebook TocaFootball

NOW AVAILABLE

Contact for pricing & terms



Typical "Cage" installation





TOCA Schedule Matrix

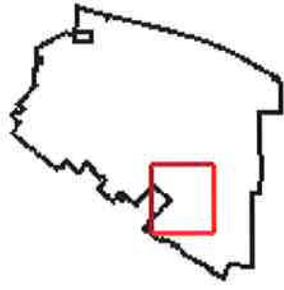
MON	TUE	WED	THU	FRI	SAT	SUN
8:00 AM Training						
9:00 AM Training TOCA Tots	9:00 AM Training	9:00 AM Training				
10:00 AM Training	10:00 AM Training TOCA Tots	10:00 AM Training				
11:00 AM Training TOCA Tots	11:00 AM Training	11:00 AM Training TOCA Tots				
12:00 PM Training	12:00 PM Training TOCA Tots	12:00 PM Training				
1:00 PM Training	1:00 PM Training TOCA Tots					
2:00 PM Training						
3:00 PM Training						
4:00 PM Training						
5:00 PM Training						
6:00 PM Training	6:00 PM Futsal	6:00 PM Futsal				
7:00 PM Training	7:00 PM Futsal	7:00 PM Futsal				
8:00 PM Training	8:00 PM Futsal					
9:00 PM Futsal						
10:00 PM Futsal						

ATTACHMENT 3

Costa Mesa

: COSTA MESA - [Created: 5/29/2014 4:55:46 PM] [Scale: 325.95] [Page: 8.5 x 11 / Landscape]

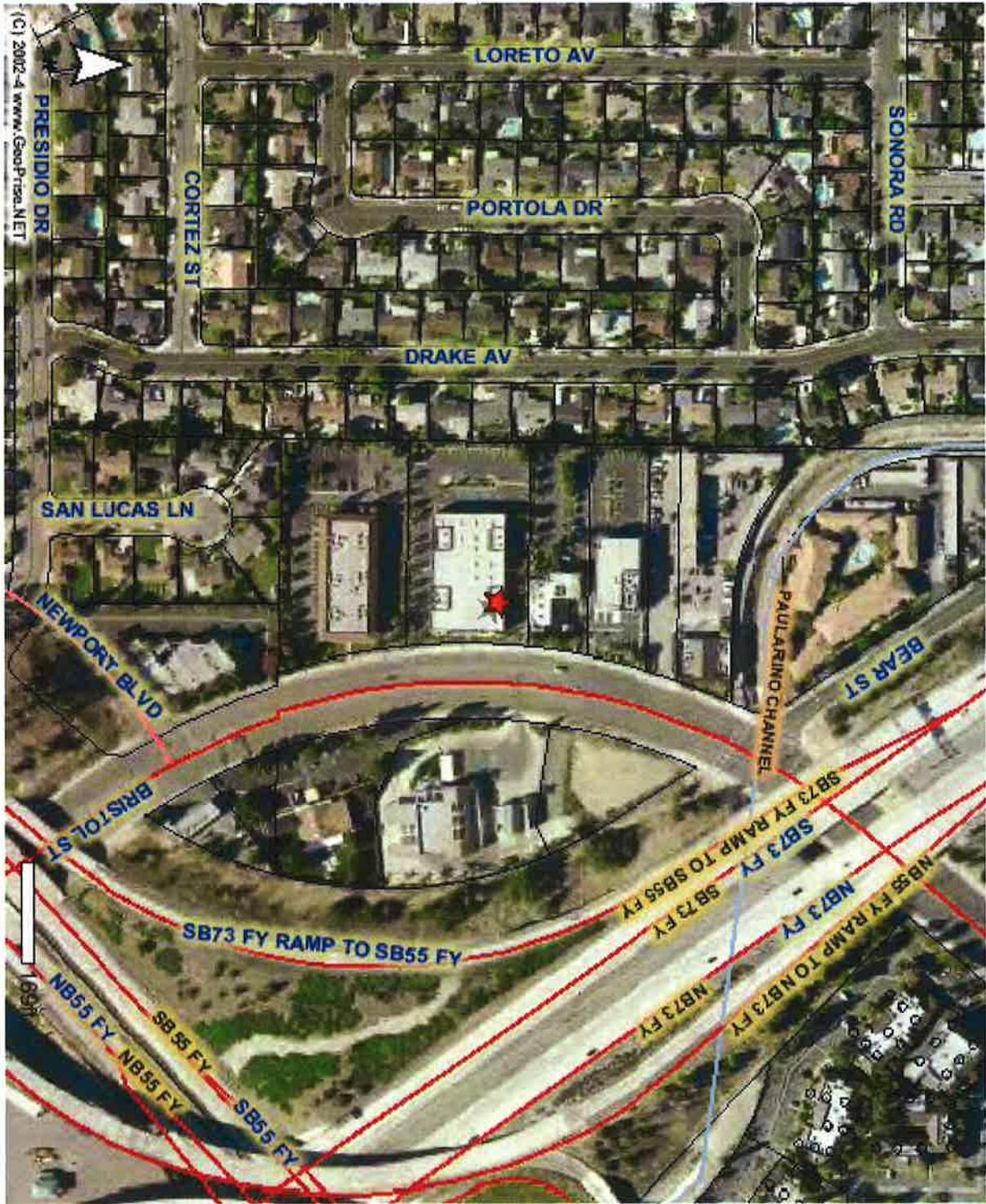
Overview Map



Legend

- | | | | |
|--|----------------|--|--------------------|
| | Freeway | | Street Names |
| | Roads | | Street Centerlines |
| | Collector | | Parcel Lines |
| | Freeway Major | | City Boundary |
| | Newport Blvd | | Water Ways |
| | SECONDARY | | Channel |
| | Primary | | |
| | Address Points | | |

Map Display



120-BRISTOL STREET-STE 120
 COSTA MESA, CA 92626
 TEL 714.850.7576
 FAX 714.850.7576



PROJECT NAME:
TOCA T.I.
 Bristol Design Center
 2777 Bristol St. Suite B
 Costa Mesa, CA
 92626

CUP Submittal

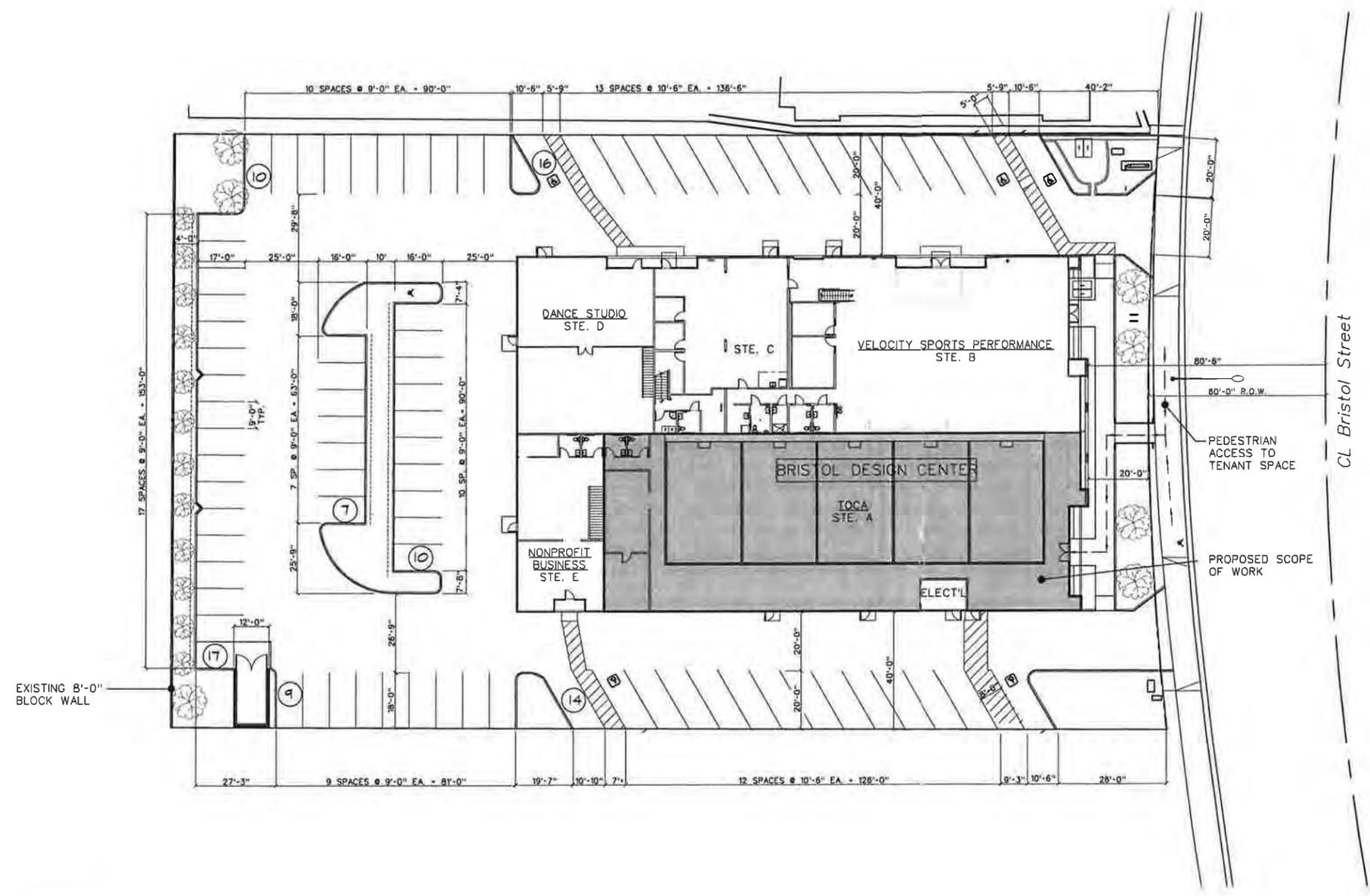
BHEET TITLE
SITE PLAN

NOTICE: THE DESIGN SHOWN AND DESCRIBED HEREIN IS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT BY THE CLIENT. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT DOES NOT WARRANT AS TO THE ACCURACY OF THE INFORMATION PROVIDED AND SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN THE INFORMATION PROVIDED AND THE ACTUAL CONDITIONS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE LOANED TO THE CLIENT FOR REVIEW AND EVALUATION BY THE CLIENT. CONTRACTORS, CONSULTANTS, ENGINEERS, PLANNERS AND OTHER PROFESSIONALS SHALL VERIFY THE INFORMATION PROVIDED AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. ALL RIGHTS RESERVED. © COPYRIGHT, RANDY-FINE ARCHITECTS, 2014

PROJECT NO.: 14-521
 LAST ISSUE DATE: 04-10-14
 BY: RW CHKD: TB
 04-11-14 CUP Submittal

FILE: 591 t.dwg

SHEET
A.1



TABULATIONS:

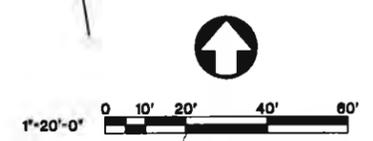
SITE AREA: 1.8 AC GROSS/1.5 AC NET/66,646 S.F.	
TOTAL BUILDING AREA:	
1ST. FLOOR	23,165 S.F. B OCCUPANCY
MEZZANINE	3,480 S.F. B OCCUPANCY
TOTAL	26,439 S.F.

PROJECT AREA:	
SUITE A	9,655 S.F. B OCCUPANCY- PHYSICAL SKILL TRAINING (TRAINING AND SKILL DEVELOPMENT NOT WITHIN A SCHOOL ACADEMIC PROGRAM)

PARKING REQ'D (PER PREVIOUS CUP DEMAND STUDY): 67 STALLS	
VELOCITY & PHYSIO	27 STALLS
DANCE STUDIO	9 STALLS
TOCA	24 STALLS
NON-PROFIT BUSINESS	11 STALLS
<hr/>	
71 STALLS	

PARKING PROVIDED: 83 STALLS	
STANDARD	78 STALLS
ACCESSIBLE	4 STALLS
ACCESSIBLE-VAN	1 STALL
<hr/>	
83 STALLS	

AREA CALCULATIONS:	
OPEN SPACE	7,830 S.F. 11%
BUILDING FOOTPRINT	23,165 S.F. 35%
OPEN PARKING	35,651 S.F. 54%





PROJECT NAME:
**TOCA
 T.I.**
 Bristol Design Center
 2777 Bristol St. Suite B
 Costa Mesa, CA
 92626

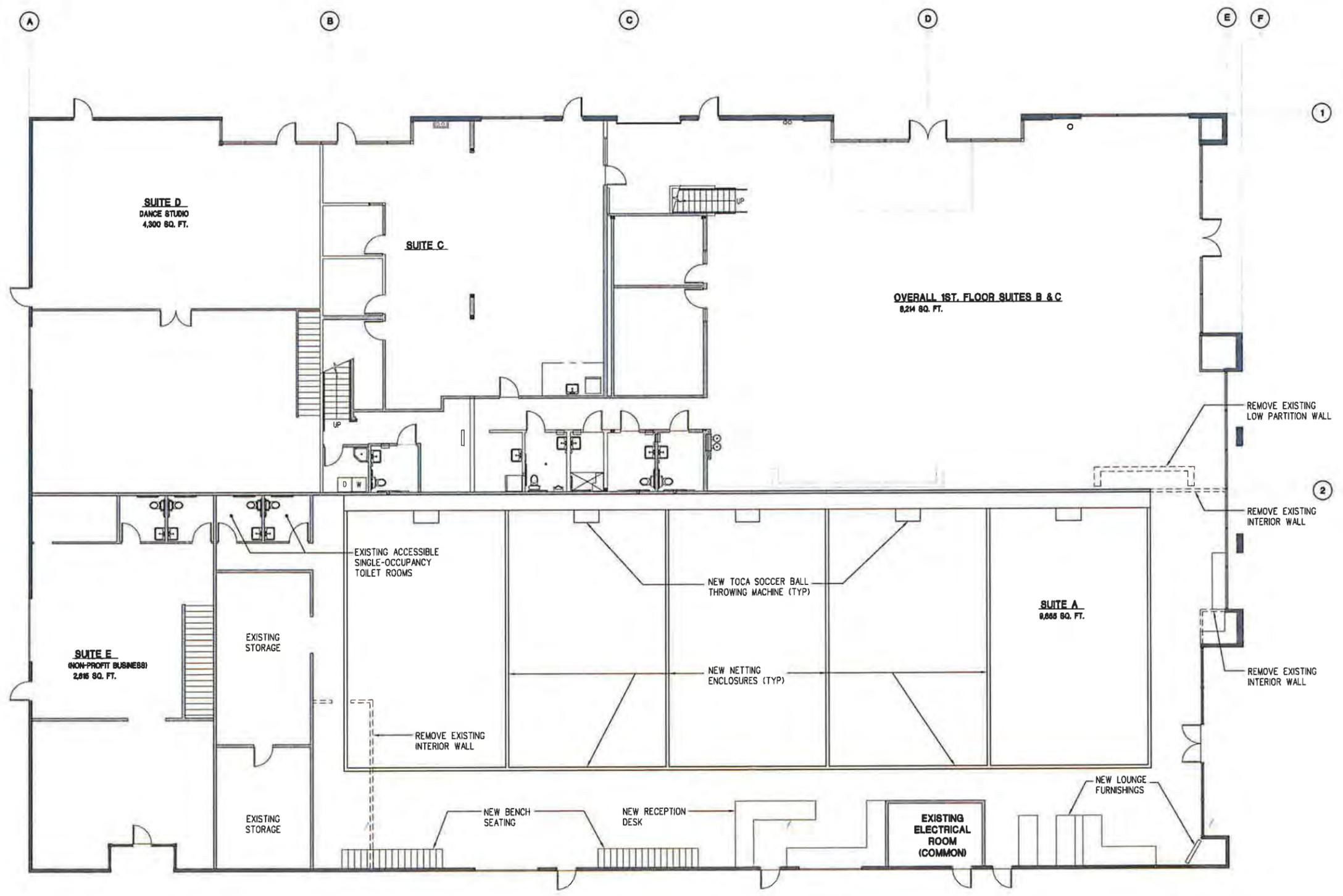
CUP Submittal

SHEET TITLE
FLOOR PLAN

NOTE: THE DESIGN SHOWN AND DESCRIBED HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GENERAL AND MODEL RENDERING, AND PREPARATION AND SHALL NOT BE COPIED, REPRODUCED, OR OTHERWISE EXPLOITED IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. ADDITIONALLY, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE ONLY AND TO BE KEPT AS A RECORD OF THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BUNDY-FINKEL ARCHITECTS. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY THE CLIENT. CONSULTANTS, CONTRACTORS, GENERAL CONTRACTORS, AND OTHER PERSONNEL SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THESE PLANS AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

PROJECT NO.: 14-621
 LAST ISSUE DATE: 04-10-14
 BY: RW CHKD: TB
 04-11-14 CUP Submittal

FILE:
 SHEET
A.2



— EXISTING INTERIOR WALL
 - - - EXISTING WALL TO BE REMOVED

Floor Plan
 1/8"=1'-0" First Floor Area 9,855 sf





PROJECT NAME:

**TOCA
T.I.**

Bristol Design Center
2777 Bristol St. Suite B
Costa Mesa, CA
92626

CUP Submittal

SHEET TITLE

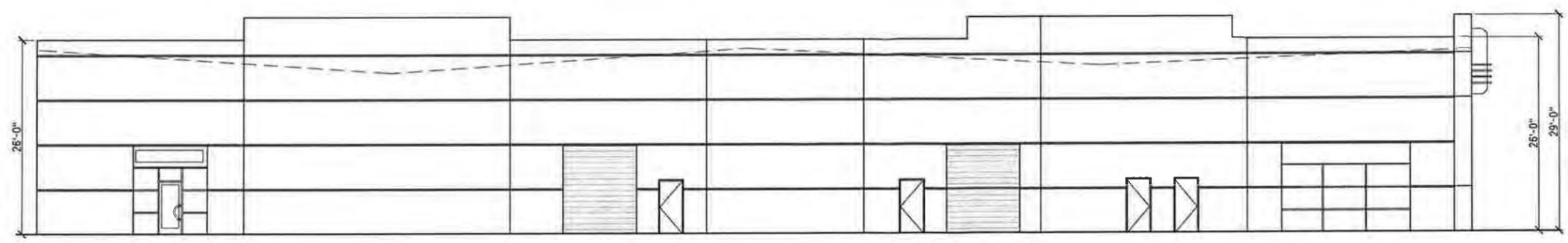
**EXTERIOR
ELEVATIONS**

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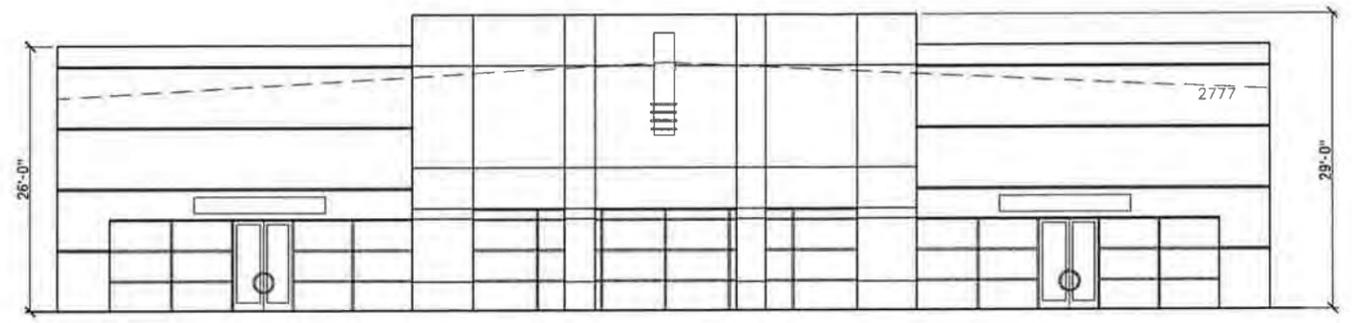
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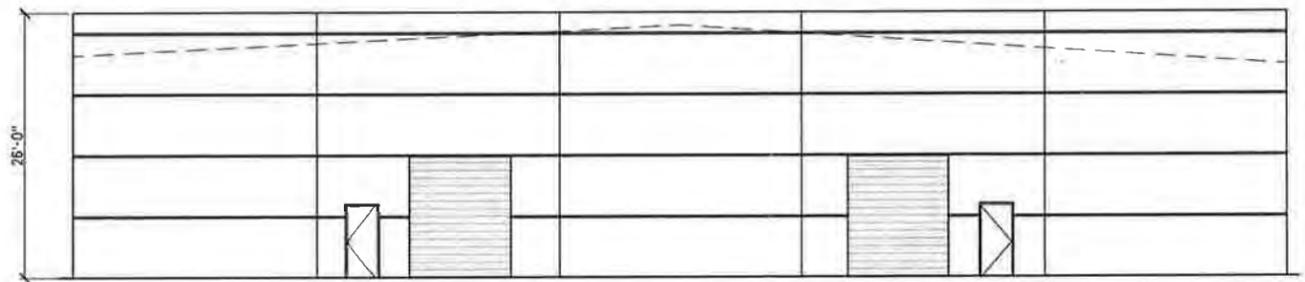
SHEET
A.3



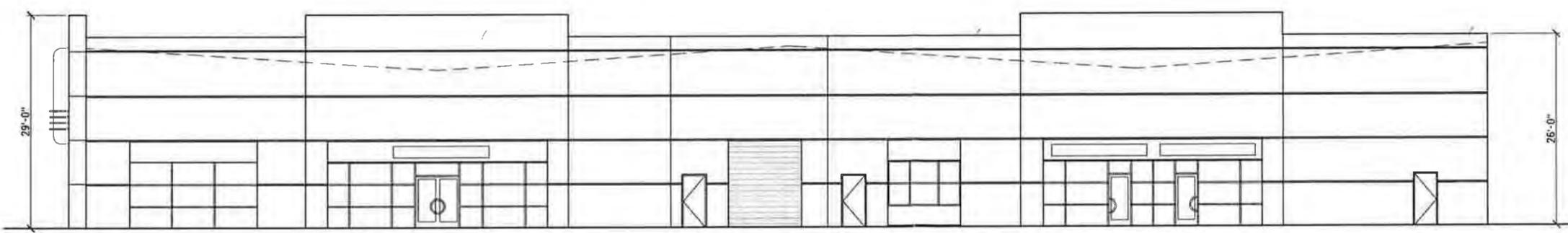
(A) NORTH ELEVATION 1/8"=1'-0"



(B) EAST ELEVATION 1/8"=1'-0"



(C) WEST ELEVATION 1/8"=1'-0"



(D) SOUTH ELEVATION 1/8"=1'-0"



PROJECT NAME:
**TOCA
T.I.**

Bristol Design Center
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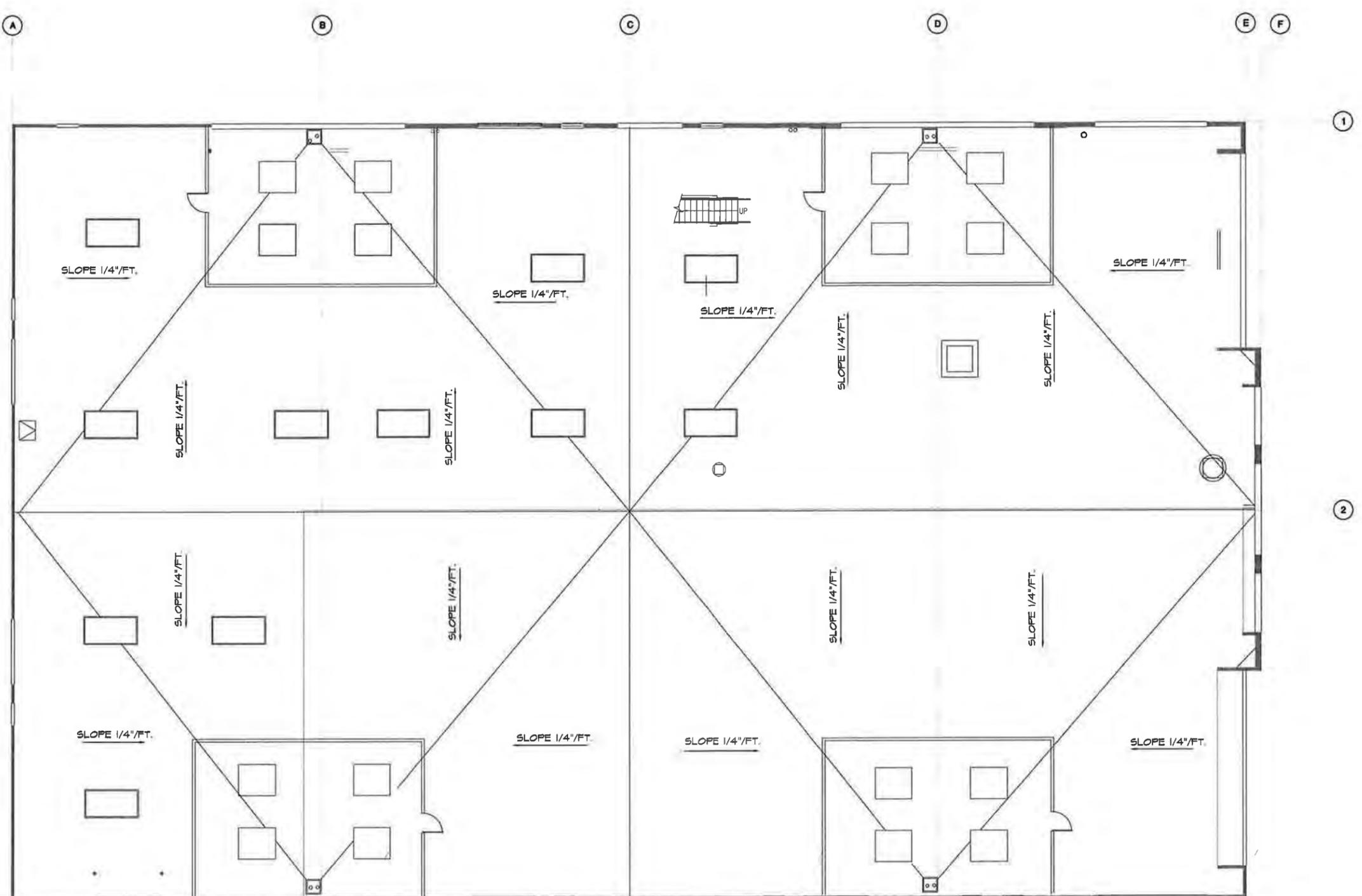
SHEET TITLE
**ROOF
PLAN**

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LAST ISSUE DATE: 04-10-14
BY: RW CHKD: TB
04-11-14 CUP Submittal

FILE:

SHEET
A.4



ROOF PLAN 1/8"=1'-0"