



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 27, 2014

ITEM NUMBER: PH-4

SUBJECT: PLANNING APPLICATION PA-14-17: CONDITIONAL USE PERMIT FOR A 24-HOUR HEALTH CLUB WITH A DEVIATION FROM SHARED PARKING REQUIREMENTS AT 2200 HARBOR BOULEVARD, SUITE H

DATE: OCTOBER 16, 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 proposed request involves a conditional use permit for a 24-hour/7 days a week health club (Planet Fitness) in the Kmart Plaza at 2200 Harbor Boulevard. The health club would be located in a 16,940 square foot suite, and the shopping center abuts residential uses to the south. The proposal also includes a deviation from shared parking requirements due to unique operating characteristics.

APPLICANT

The applicant is Bill Fancher of Fancher Development Services, authorized agent for the property owner, Gray Enterprises, L.P.

RECOMMENDATION

Staff recommends that the Planning Commission:

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

BACKGROUND

Project Site/Environs

The project site is a 16,940 square foot suite within the Kmart Plaza located at the southeast corner of Harbor Boulevard and West Wilson Street. It is zoned C1-S (Shopping Center District) with a General Plan land use designation of General Commercial. The site is developed with a two-story shopping center, originally established in 1963 and expanded over time.

The center currently consists of 188,662 square feet of commercial space and 755 parking spaces. Current major tenants are Kmart, Party City, and Payless Shoes. There is a mix of minor tenants including retail stores, offices, restaurants, and medical offices. There are two points of vehicle ingress/egress on Wilson Street, three on Harbor Boulevard, and two on College Avenue. Access to rear parking areas behind Kmart and the southern main building are only available at College Avenue.

Kmart Plaza directly abuts the Brighton Springs condominium complex to the south. The properties to the north of the subject property are also zoned C1-S, and properties to the west across Harbor Boulevard are zoned C2 (General Business). Properties to the south and east are zoned R2-MD (Multi-Family Residential, Medium Density) and R3 (Multi-Family Residential), respectively.

Site photographs are provided as Attachment 2.

ANALYSIS

Planning Application PA-14-17

Title 13, Chapter IV, Citywide Land Use Matrix, of the Costa Mesa Municipal Code requires approval of a conditional use permit for physical fitness facilities. In this case, the consideration of the CUP request involves addressing any impacts to abutting multi-family residential properties as well as any parking-related impacts within the Kmart Plaza.

The proposed project is a health club, Planet Fitness, open 24 hours a day/7 days a week. The use will include a large open workout space with cardio machines, free weights, tanning, Hydro Massage beds, red light therapy (exposure of the skin to red light for therapeutic purposes), and massage chairs. There will also be men's and women's locker rooms and a retail area. The health club will offer fitness training classes and two monthly member appreciation events, "Pizza Night" and "Bagel Morning." The applicant proposes two entrances to the suite, one in the front of the suite open 24 hours a day/7 days a week, and a rear entrance open 7:00 a.m. to 9:00 p.m. only.

Community Meeting in August

On August 19, 2014, a community meeting was held by the authorized agent to receive input from the property owners of the Brighton Springs complex. Due to the close proximity of these condominiums to the rear parking areas, the meeting was organized to hear their concerns and answer questions about the proposed 24-hour health club.

The meeting was attended by representatives of the applicant, Fancher Development Services, the property owner, Gray Enterprises, City staff, and 5 residents from surrounding neighborhoods.

Following is a summary of the concerns raised by the residents at the meeting:

- *Noise Impacts:* There was discussion about noise created in the rear parking lots nearest residential neighborhoods in the late night and early morning hours. Residents expressed concern regarding car alarms, slamming car doors, and loud voices.
- *Loitering:* Residents were also concerned with customers and employees loitering, smoking, and talking at late hours near the security gate.
- *Closure of Security Gate:* Residents were interested in limiting the use of the rear parking lot by imposing time restrictions on the existing security gate.

Shared Parking Study prepared by Linscott, Law, and Greenspan Engineers

On September 23, 2014, LL&G submitted a revised parking demand analysis which addressed the City’s comments. The methodology and conclusions of the shared parking study have been validated by Planning Division and Transportation Services Division staff. The study accomplishes the following objectives:

- Evaluates the existing tenancy conditions as well as with full occupancy of the center with the proposed 24-Hour Health Club by applying shared parking rates.
- Provides justifications for the applied parking rates.
- Provides conclusions related to the adequacy of the parking supply with full occupancy of the Kmart Plaza inclusive of the 24-Hour Health Club.

Kmart Plaza includes a total of 188,662 square feet within eight commercial buildings and is currently 78 percent occupied. The addition of the proposed 16,940 square foot Health Club would result in an occupancy rate of 91 percent.

The following table is a summary of the existing parking supply.

Table 1 - Existing Parking Supply at Kmart Plaza

Parking Area	Parking Spaces
Main Parking Lot	580 spaces
**Eastside Lot (behind Kmart Building)	90 spaces
Southside Lot (within gated area, south of retail buildings)	85 spaces
TOTAL	755 spaces

**Notes: There are parking areas behind the Kmart building (eastside parking area) and along the southern property line of the shopping center (south side parking area) that can only be accessed from two driveways at College Avenue. These areas are currently underutilized due to their somewhat remote location and the 78% occupancy rate at Kmart Plaza.

Table 2 – Shared Parking Study for Kmart Plaza by LL&G

Square Footage	Parking Rate	Parking Required		
		Weekday Peak Demand	Weekend Peak Demand	TOTAL Parking Provided
Office	4 spaces per 1,000 sf	32	0	
Medical	6 spaces per 1,000 sf	46	0	
Retail	4 spaces per 1,000 sf	471	476	
Restaurants	10 spaces and 12 spaces per 1,000 sf (stepped rate)	48	42	
Health Club	6.7 spaces per 1,000 sf	72	84	
SUBTOTAL		669 spaces <i>(surplus of 86 spaces)</i>	602 spaces <i>(surplus of 153 spaces)</i>	755 spaces

The shared parking study calculates parking demand based on a shared parking methodology and a parking rate justified for health clubs (6.7 spaces per 1,000 square feet). The study concludes that there will be a parking surplus, even during peak demand times, at Kmart Plaza at full tenancy with the proposed 24-Hour Health Club. The LL&G parking study is attached to this report (Attachment 5) for more information.

Justifications for Approval

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission is required to find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- *The proposed Health Club will not result in adverse parking impacts at Kmart Plaza.* As noted earlier the shared parking study concluded that sufficient parking exists at the center to accommodate the proposed use. The City’s Transportation Services Division has reviewed this study. A shared parking study allows uses that have peak demand at different times to share parking spaces. The study submitted by the applicant uses parking profiles from Urban Land Institute (ULI) to characterize the demand of the uses at the commercial center. The study also applies a 10% parking adjustment for all uses to account for walk-in customers (customers who visit multiple tenants in the center during the same visit) and alternative modes of transportation (bicycle, public transportation).

Health clubs are parked at a ratio of 10 spaces per 1,000 square feet of floor area, or 169 spaces for this suite, according to Costa Mesa Zoning Code. The study applies a ratio of 6.7 spaces per 1,000 square feet per *Parking Generation*, published by the Institute of Traffic Engineers. The shared parking study calculates that the highest demand at the center will occur at 1:00 p.m. on weekdays, with a demand of 669 parking spaces, and at 5:00 p.m. on weekends, with a demand of 602 parking spaces. Because there are 755 parking spaces onsite, the study concludes that there will be sufficient parking for the proposed health club.

Due to limited pedestrian access to the rear portion of the building, parking in the rear lots (Zones E and F as defined in Figure 3 of the attached parking study) is rarely used and customers instead park in the front of the building. The health club proposes a second entrance at the rear of the suite to encourage customers to utilize these parking spaces. This will maximize parking available onsite by making currently underutilized parking accessible to health club patrons.

To better distribute parking demand throughout the center, the project is conditioned that employees of the Health Club shall park in these rear lots from 7:00 a.m. to 9:00 p.m. rather than the main lot in the shopping plaza.

Additionally, conditions of approval require that, 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.

After six months of the full operations of Planet Fitness, the business operator shall submit an updated parking study to the Development Services Director for review and approval to ensure that there are no negative impacts to the existing tenants and adjacent residential community. The plan shall show the adequacy of parking areas, contain real-time parking counts at peak demand times, discuss how resident-related complaints (as applicable) were addressed, and specifically verify that there are no parking-related conflicts.

- Security measures will minimize impacts of a 24-hour use adjacent to residential areas. The eastside and southside rear parking lot areas behind the buildings are currently underutilized during the daytime hours. As previously stated, a condition of approval requires that employees park in both areas during the day and late evening hours. However, to further minimize impacts to the residential neighbors to the south, a condition requires that the southside gated parking area will be unavailable for ingress by customers and employees from 9:00 p.m. to 7:00 a.m., 7 days a week (see site photographs depicting gate). This southside parking area gate is conditioned to remain closed during these specified times except for egress only. Any cars remaining in the parking lot area after 9:00 p.m. shall be able to exit only. Additionally, the project is conditioned to install signs in the eastside and southside parking areas regarding the parking restrictions and reminding customers to be mindful of residential neighbors.

The project will also be conditioned to maintain current security measures, including a security camera system to monitor this area, as well as onsite security guards if needed. It should be noted that the eastside parking area behind the Kmart building is ungated. Hourly restrictions are not being imposed in this eastside area; this parking area will be available for customers and employees 24 hours a day.

- Community concerns related to noise and after-hours operations are addressed through conditions of approval. Detached garages and a block wall are located along the interior property line between the Brighton Springs complex and Kmart plaza (see site photographs). Several neighbors had concerns regarding the noise associated with the 24-hour use, specifically with the parking lot adjacent to their residences. To

address this, the applicant proposed closing the gate to the southside parking lot immediately adjacent to the residential use at 9:00 p.m. and closing the rear door to the health club, also at 9:00 p.m., to prohibit customers and employees from using this rear parking area.

The use of the southside and eastside parking lots shall be strictly limited to the parking of vehicles. Employees shall not be permitted to remain in the parking lot for any time period beyond what would be reasonably required to park/ their vehicles. For example, employees shall not take breaks, congregate, loiter, or smoke in the parking lot areas.

The business operator shall provide abutting residential property owners with a phone contact to report any concerns related to security, noise, lighting, and landscape maintenance. This contact shall be the manager of the Health Club or his/her designee during business hours. Concerns shall be left in an automated voicemail system for after hours. The business operator shall retrieve the messages the following business day and address each complaint in a timely manner. Failure to address complaints from the abutting residents in a timely manner, as deemed appropriate by the Development Services Director, shall be considered a violation of this condition.

- The existing OCTA bus stop located on West Wilson Street will be moved onto the project site for maintenance by the property owner. As a recommended condition of approval, the bus stop will be relocated onto the private property immediately adjacent to its existing location for regular maintenance by the property owner. The bus stop will include a bench and a trash can.
- The project complies with the General Commercial land use designation and General Plan land use objective LU-1F.2. The General Commercial land use designation is intended to permit a wide range of commercial uses and should be insulated from sensitive land uses through buffers or onsite mitigation measures. As conditioned, the proposed project will insulate the nearby residential uses through onsite measures.

It is staff's opinion that with the recommended conditions of approval, the proposed use will be compatible with on-site and surrounding uses.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond what that existing at the time of the lead agency's determination. Because the tenant improvement at the project site will not include a major alteration or expansion to the existing facility, the project qualifies for this exemption.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

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 and General Plan. The proposed project, as conditioned, will minimize any adverse impacts to the surrounding residential properties. Additionally, adequate parking will be provided for the proposed use.



 CHELSEA CRAGER
 Assistant Planner



 CLAIRE FLYNN, AICP
 Assistant Director
 Development Services

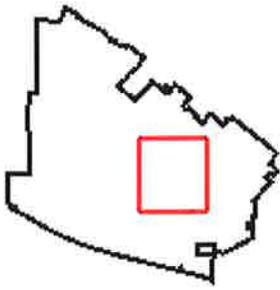
- Attachments:
1. Location and Zoning Map
 2. Site Photographs
 3. Draft Planning Commission Resolutions and Exhibits
 4. Applicant's Description of Use
 5. Shared Parking Study
 6. Plans

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)

Fancher Development Services
 1342 Bell Avenue, Suite 3-K
 Tustin, CA 92780

Gray Enterprises
 1185 Warner Avenue
 Tustin, CA 92780

Overview Map



Map Display



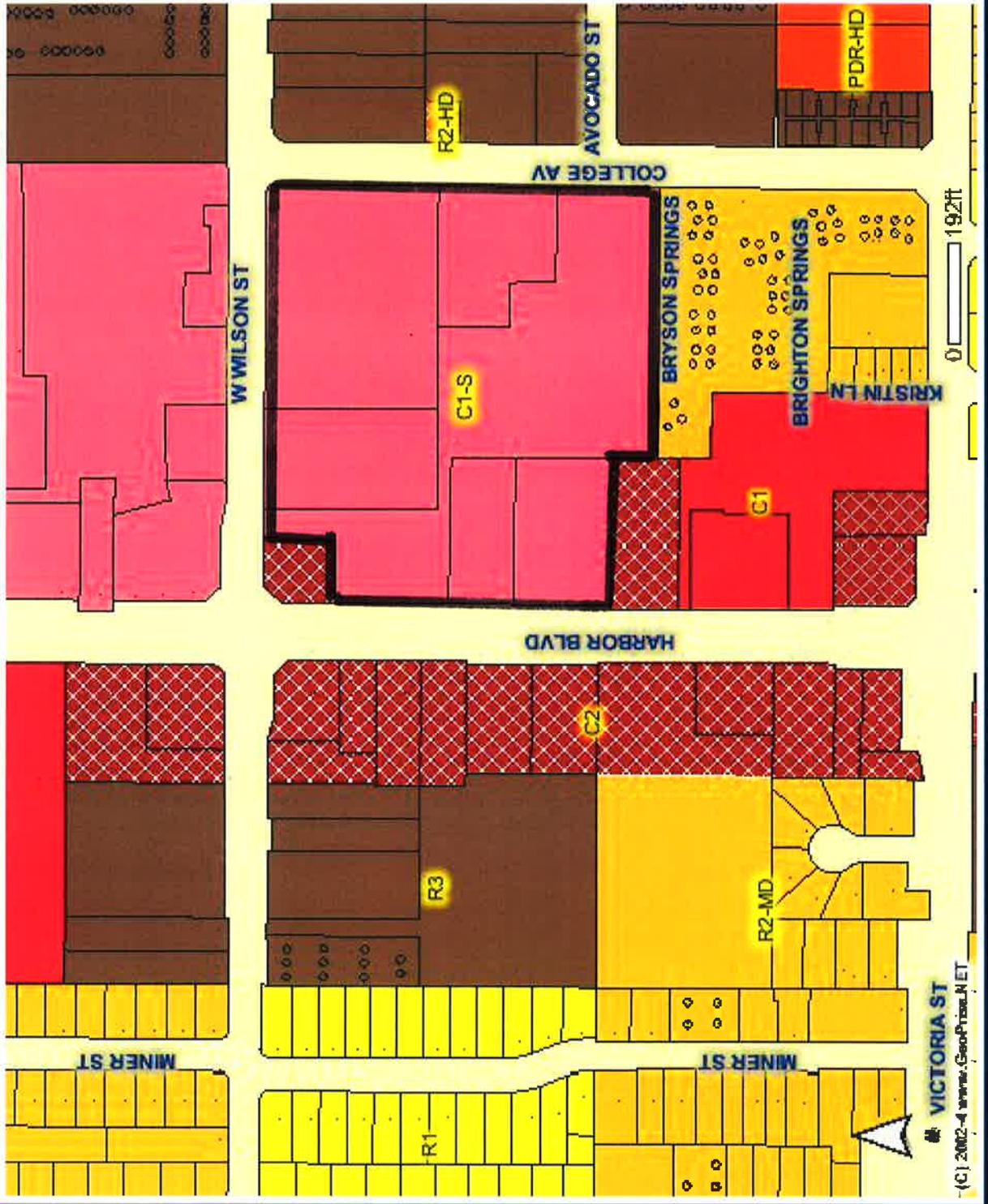
Legend

-  Address Points
-  Hydrology Channels
-  Street Names
-  Parcel Lines
-  City Boundary
-  Water Ways
-  Ortho 2010 Level3
-  Ortho 2008 Level3
-  Ortho 2006 Level3

Overview Map



Map Display

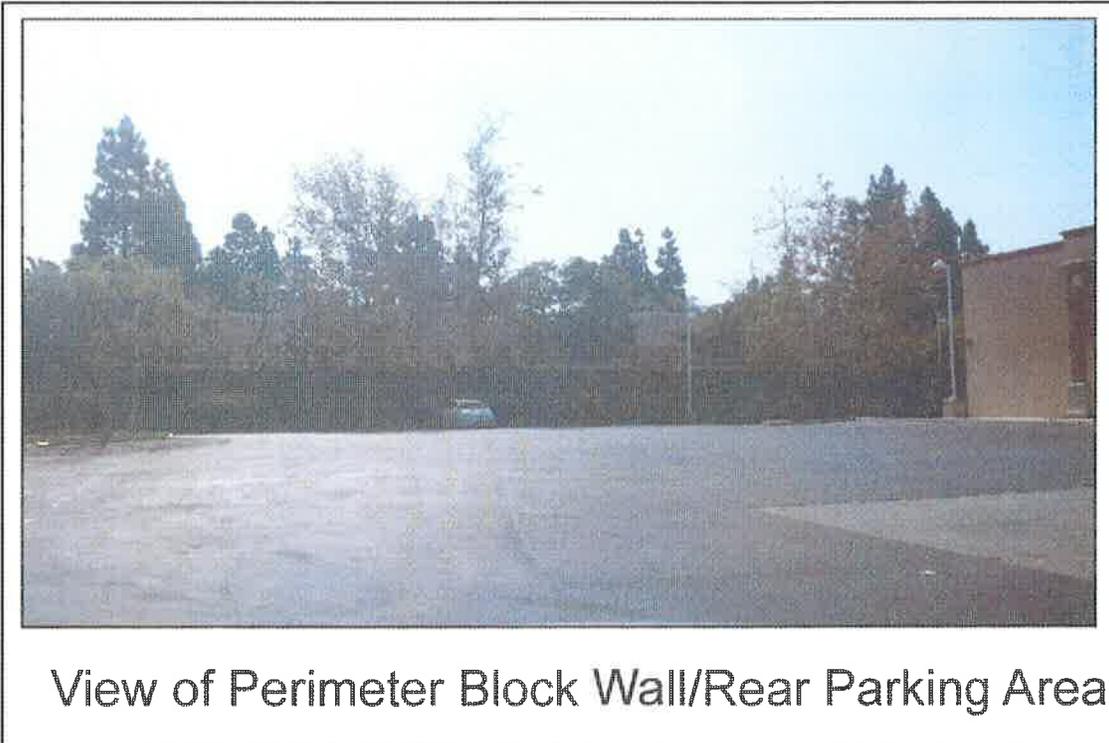


Legend

- Address Points
- Hydrology Channels
- Street Names
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- City Boundary
- Water Ways
- Zoning
- AP
- C1
- C1-S
- C2
- CL (cont)



PHOTOS OF REAR PARKING AREA AND GATE - 2200 HARBOR BLVD.





Eastside Parking Area



Eastside Parking along College Avenue



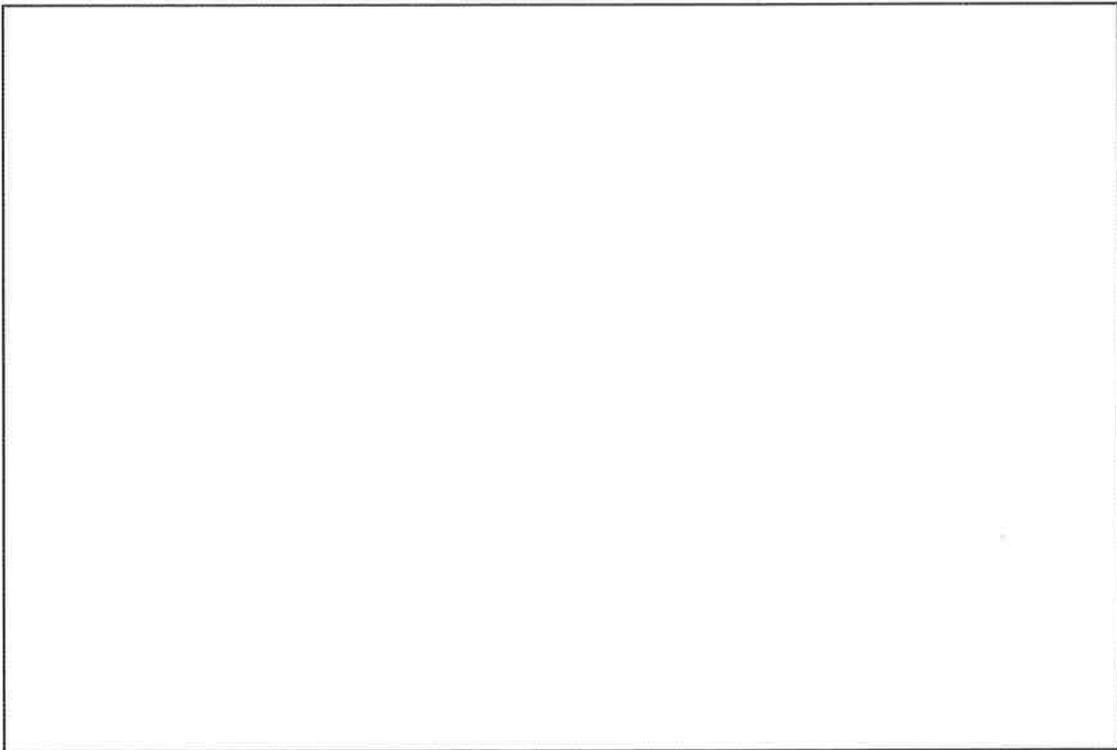
Detached Garages along South Property Line



Residential Complex



Multi-family Uses along College



RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-17 FOR A CONDITIONAL USE PERMIT FOR A 24-HOUR HEALTH CLUB LOCATED AT 2200 HARBOR BOULEVARD, SUITE H

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

WHEREAS, an application was filed by Fancher Development Services, as the authorized agent on behalf of the property owner, Gray Enterprises, LP, with respect to the real property located at 2200 Harbor Boulevard Suite H;

WHEREAS, the proposed project involves a conditional use permit for a 24-hour health club (Planet Fitness) in the Kmart Plaza at 2200 Harbor Boulevard. The health club would be located in a 16,940 square foot suite, and the proposal also includes a deviation from shared parking requirements due to unique operating characteristics;

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;

WHEREAS, a duly noticed public hearing held by the Planning Commission on October 27, 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-14-17 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-14-17 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.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of

competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 27th day of October, 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:

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

Facts in Support of Finding: The project is anticipated to be compatible with surrounding commercial uses. The project is conditioned to minimize noise and security impacts to nearby residential uses.

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.

Facts in Support of Finding: 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.

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

Facts in Support of Finding: The project is consistent with the General Plan land use designation of General Commercial. This designation is intended to permit a wide range of commercial uses and should be insulated from sensitive uses through buffers or onsite mitigation measures. The proposed project will be insulated from the nearby residential uses with onsite mitigation measures such as security and limited operating hours of the rear entrance and parking lot.

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

Facts in Support of Finding: The proposed health club will be conditioned to operate as described in the submitted business description and is compliant with Zoning Code.

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

Facts in Support of Finding: 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:

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.

Facts in Support of Finding: 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 due to the closing of the rear entrance in the evening and signs will be placed in the parking lot reminding customers of their residential neighbors. The parking demand of the proposed use is compatible with parking demand existing at the subject property.

Finding: 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.

Facts in Support of Finding: 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, and the property is equipped with a security system.

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.

Facts in Support of Finding: The project is consistent with the General Plan land use designation of General Commercial, intended to permit a wide range of commercial uses. The project is insulated from the nearby residential uses with onsite mitigation measures such as security and limited operating hours of the rear entrance and parking lot.

C. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1) for Existing Facilities.

Facts in Support of Finding: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond what that existing at the time of the lead agency's determination. Because the tenant improvement at the project site will not include a major alteration or expansion to the existing facility, the project qualifies for this exemption.

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: a 24-hour Health Club. Any change in the operational characteristics will require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 2. The conditions of approval, code requirements, and special district requirements of PA-14-17 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. 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.
 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.
 7. After six months of the full operations of the use, the business operator shall submit an updated parking study to the Development Services Director for review and approval to ensure that there are no negative impacts to the existing tenants and adjacent residential community. The plan shall show the adequacy of parking areas, contain real-time parking counts at peak demand times, discuss how resident-related complaints (as applicable) were addressed, and specifically verify that there are no parking-related conflicts.
 8. Parking for customers 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. Employee parking for the Health Club shall be restricted to the southside and eastside parking lots during the hours of 7:00 am. to 9:00 pm.
 9. Tenant signage shall comply with the Planned Signing Program for Kmart Plaza. Specifically, the tenant wall signage shall not exceed an average of 28-inches in letter height and a total of 110 square feet in size.
 10. The business operator shall provide abutting residential property owners with a phone contact to report any concerns related to security, noise, lighting, and landscape maintenance. This contact shall be the manager of the Health Club or his/her designee during business hours. Concerns shall be left in an automated voicemail system for after hours. The business operator

shall retrieve the messages the following business day and address each complaint in a timely manner. Failure to address complaints from the abutting residents in a timely manner, as deemed appropriate by the Development Services Director, shall be considered a violation of this condition.

11. 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.
12. The rear parking lots shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot. Signs shall also indicate the restricted hours of parking and that vehicles will be towed if violations occur.
13. 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.
14. 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. The applicant shall submit a security plan for review and approval by the Development Services Director. The security plan shall set forth measures to ensure that the property itself (inclusive of the rear parking lot areas) are secure. Security measures shall include a security camera system for the rear parking lot areas and periodic security patrols to discourage illegal parking, loitering, and trespassing, as needed.
15. New managers shall be notified of the Health Club's operational conditions and restrictions in this CUP approval.
16. The gate providing access to the southside rear parking lot abutting the residential complex shall be open from 7:00 a.m. to 9:00 p.m. only to prohibit customers and employees from using this rear parking area after 9:00 pm. The gate shall be closed to ingress during that time but available for exit only. However, the eastside parking lot area shall be available for customers and employees at all hours.
17. The rear door of the tenant space of the Health Club shall be open from 7:00 a.m. to 9:00 p.m. only. It shall be available for exit only after 9:00pm. This door shall never be propped open and shall remain closed at all times except in the event of an emergency.
18. Signs shall be posted in the rear parking lots noting the hours the rear parking may be utilized as indicated above, and the requirement shall be noted in the user agreements for health club clients.
19. With regard to the eastside and southside rear parking areas behind the Kmart building and along the southern property line, respectively, parking lot or landscape maintenance involving motorized sweepers, leaf blowers, mowers, hedge trimmers, etc., shall occur between 8:00 a.m. to 5:00 p.m.

- on non-holiday weekdays only. Such activities shall not occur in these areas on Saturdays, Sundays, or holidays.
20. With regard to the employees of the Health Club, the use of the southside and eastside parking lots shall be strictly limited to the parking of vehicles. Employees shall not be permitted to remain in the parking lot for any time period beyond what would be reasonably required to park their vehicles. For example, employees shall not take breaks, congregate, loiter, or smoke in the parking lot areas at any time.
 21. Loudspeakers, public address and/or paging systems, and two-way radios shall be prohibited outside any building.
 22. The property owner shall relocate the existing bus stop, including a bench and a trash can, on West Wilson Street into the landscaped area immediately behind the current location. The property owner shall be responsible for the maintenance of the bus stop.

CODE REQUIREMENTS (PA-14-17)

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. | <ol style="list-style-type: none">1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. |
| Bldg. | <ol style="list-style-type: none">3. 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.4. 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. |
| Fire | <ol style="list-style-type: none">5. Occupancy shall comply with requirements for assembly occupancy per California Building Code, 2013. |

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-14-17 FOR A CONDITIONAL USE PERMIT FOR A 24-HOUR HEALTH CLUB LOCATED AT 2200 HARBOR BOULEVARD, SUITE H

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

WHEREAS, an application was filed by Fancher Development Services, as the authorized agent on behalf of the property owner, Gray Enterprises, LP, with respect to the real property located at 2200 Harbor Boulevard Suite H, requesting approval of a conditional use permit, including a parking deviation for a 24-hour health club; 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 October 27, 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," the Planning Commission hereby **DENIES** Planning Application PA-14-17.

PASSED AND ADOPTED this 27th day of October, 2014.

Jim Fitzpatrick, Chair
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 project does not comply with the performance standards as prescribed in the Zoning Code.
 - 3. The proposed project is not consistent with the General Plan or Zoning Code.

- B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:
 - 1. The proposed use is not substantially compatible with developments in the same general area and would be materially detrimental to other properties within the area.
 - 2. Granting the conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood
 - 3. Granting the conditional use permit will allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

- C. The Costa Mesa Planning Commission has denied Planning Application PA-14-17. 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.

- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.



April 24, 2014

City of Costa Mesa
Development Service Department
77 Fair Drive
Costa Mesa, CA 92628

Re: Planet Fitness Project - Existing K-Mart Plaza

Dear Sir or Madam:

Please accept this letter as a request for an approval of a health club (Planet Fitness) and reduction in required parking. The location at 2200 Harbor Boulevard, Space 'H' is currently occupied by 'Ski & Snow Outlet'. Planet Fitness is seeking approval to operate as a full size health club with mainly cardiovascular and strength machines and locker rooms. For example, there will not be any pools, wet areas or group exercise rooms.

As a little background, Planet Fitness is the leader in high value, low priced health clubs. Planet Fitness consisted of just four gyms up through 2003. Since making the decision to franchise in 2003, the company has been named to Inc. magazine's list of the fastest-growing private businesses in America for three straight years and now we have a national footprint with over 700 plus locations in the US and Puerto Rico. Nonetheless, most of the Planet Fitness businesses are owned and operated by independent franchisees maintaining the local small business feel. Planet Fitness has been heard and seen nationally on the "Imus in the Morning" radio show and on Fox Business Channel and is now the third largest health club chain in the world in terms of number of members with over 5 million members.

Planet Fitness is home to The Judgement Free Zone®, a comfortable, non-intimidating environment that's geared more toward general fitness than the hard-core fitness crowd. Many of the Planet Fitness members are new to working out, or are returning to the gym after not having worked out for awhile.

As part of this approach, Planet Fitness clubs don't employ commission-based sales staff, nor do they use hard-sell tactics to sign members up to different levels of memberships. Planet Fitness keeps things simple: Memberships are just \$10 a month.

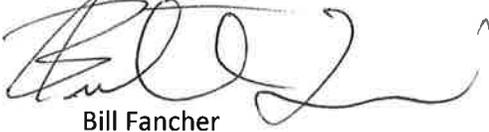
Planet Fitness also has the PF Black Card® membership, which costs \$19.99 a month and comes with free and unlimited tanning, free guest privileges, free use of massage chairs, 50 percent off all cooler drinks, and free use of all clubs in the Planet Fitness chain.

There will not be any alcohol sold or used on the premises and the proposed use will not involve hazardous materials.

Typically, we hire 15 to 20 employees depending on whether we have 24/7 operations or 24/5 operations (24 hours during the week). The club will be staffed and supervised at all times when open. The parking area is lit at night and has visibility from the club and road. We plan to hire 100% locally in Costa Mesa with the exception of the initial manager and a few employees to assist in opening.

We believe that Planet Fitness is compatible with the City of Costa Mesa and this area in particular as there is no other commercial health club serving the value that Planet Fitness can provide.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Fancher", written over a faint, larger version of the same signature.

Bill Fancher

Fancher Development Service
1342 Bell Avenue, Suite 3K
Tustin, CA 92780

OPERATIONS AND COMPETITION

General Operations

The emphasis of the Facility will be on providing an atmosphere in which members can feel comfortable working out. Large cardio areas and limited free weights really drive home the point that the Facility is not your typical “meathead” gym.

The Facility will provide state-of-the-art equipment and programs that should place the club above competitors by offering the best exercise facility at the lowest price. As such, the Facility should provide the market’s best overall value in an increasingly commoditized environment. The Facility will be designed in such a way that all areas will interact with one another, creating a clean, energetic environment coupled with a knowledgeable and courteous staff.

The Planet Fitness model caters to general fitness. Because of this, the Facility will offer a large amount of cardio equipment including, but not limited to, elliptical machines, bikes and treadmills. There will not be any time limits with respect to the cardio equipment. The Facility will offer a full line of strength equipment as well as a 30 minute circuit workout, which is a full body workout that combines cardio and weight training. The Facility will also provide tanning booths, HydroMassage beds, red light therapy and massage chairs that may be used with the Facility’s exclusive “Black Card” membership. Members will have the ability to purchase drinks and other retail items at the Facility.

Due to the fact that most Planet Fitness members are first time gym users, the Facility will offer unlimited free fitness training classes, referred to as “PE@PF.” This service allows members to gain a working knowledge of the equipment and get a written fitness program, designed for them by a certified trainer, at no charge. These classes are conducted in groups of no more than four people. This service is unlimited so members are encouraged to re-design their programs every three to six months to avoid hitting plateaus. PE@PF is a valuable tool to increase retention of members.

Planet Fitness facilities are arguably second to none in terms of customer service and convenience. The Facility will not employ any high-pressure salespersons and will offer two member appreciation days per month, Pizza Night and Bagel Morning. The Facility will be open 24 hours a day, seven days per week. For the convenience of members, the Facility will have a fully functioning website that allows members to sign up and maintain their account online.

The Facility will offer two different memberships, both of which include free group training classes. The first membership option is \$10 per month and has no commitment. This membership includes unlimited access to the Facility (or home club) and free group training, and allows members to cancel their membership at any time with no fees. The second membership option is the Black Card membership that is \$19.99 per month. The Black Card membership is a one year commitment and then after a year the membership turns month-to-month. In addition to the benefits included under the first membership option, the Black Card membership will include the following:

- Members are allowed to visit and use any Planet Fitness location. There are currently over 700 locations, which number is expected to continue to increase.
- Members can bring a guest every visit (to any Planet Fitness location) at no additional cost
- Half price cooler drinks
- Unlimited tanning
- Unlimited use of massage chairs, red light therapy and Hydro Massage

Monthly fees are electronically drafted from the member's credit card or checking account. This structure should result in minimal cash in the Facility and a much higher percentage of actual payments collected versus more traditional methods.

Other fees at the Facility include:

- \$10 membership will have an annual fee of \$29, which will be automatically debited once per year.
- Black Card membership will have an annual fee of \$39, which will be automatically debited once per year.
- Initiation fees will be determined as the Facility gets closer to pre-sale, but generally range from \$29 to \$59, with the exception of pre-sale and national promotions. During pre-sale, the initiation fees are typically \$1 for either type of membership.

Marketing

Since the Planet Fitness model caters to general fitness, the Company believes that almost anyone (above the age of 13) will feel comfortable working out at the Facility. The Company's marketing strategy will depend on recommendations from Planet Fitness corporate and may include direct mailers, radio ads, television commercials and in-house promotions. The Company will also participate with corporate national promotions that typically run once a quarter. In these promotions, the Company will run discounted offers and paid-in-full memberships. During these promotions, there should be a significant increase in the Facility's member base. Planet Fitness also utilizes social networking sites such as Twitter and Facebook for marketing purposes.

By operating a clean club with a knowledgeable, friendly staff and a comfortable, energetic atmosphere, the Company believes members will be a vital part of its marketing efforts. Members can provide valuable word-of-mouth referrals. Every new member will receive a free Planet Fitness tee shirt, a pen, a car sticker and other marketing materials, which should increase brand recognition.

Competition

Competitors to the Facility will include, among others, the following companies:

- LA Fitness - LA Fitness is a full service facility that offers classes, pool/spa, day care and basketball and racquetball courts. Typically, their initiation fees are approximately \$149, with a monthly membership cost of \$39.
- Bally's Total Fitness - Bally's is a full service club. They offer many of the same amenities that LA Fitness offers at a lower price point.
- 24 Hour Fitness - 24 Hour Fitness offers many of the same amenities as LA Fitness and Bally's but their hours are typically more convenient. Their memberships are priced at approximately \$30 per month.
- Gold's Gym - Gold's Gym is one of the oldest fitness franchises in the United States. They focus on weight training areas and do not place a high emphasis on cardio. Their memberships are priced at approximately \$25 to \$30 per month.

The Facility should differ from the above competitors in the following key areas:

- Atmosphere – The Facility will strive to create a comfortable, non-intimidating atmosphere, known as the “Judgment Free Zone.”
- Comprehensive marketing approach with no high-pressure salespersons
- More cardio
- High emphasis on customer service
- Convenient hours: 24 hours, 7 days per week
- Two member appreciation days per month
- Free unlimited fitness instruction
- Cleanliness
- Value - \$10 per month (regular membership)

Facility Parking

This location has a unique parking situation. The parking area in front is lightly used and there is also an abundant amount of parking at the rear of the facility that is never used. It is our plan to encourage our members to use the parking in the rear during the day and have them use the parking in front at night. The reason for this is to not overload the front while the other uses are in operation. But in the evening we will encourage our members to park up front so we do not disturb the residents living behind the center with slamming car doors, car alarms, and radios. This can be accomplished giving new members a handout with their initial membership paperwork and by keeping an informational sign posted by the entrance.

The entire center has more than enough unused parking but the proper distribution will prevent anyone area from becoming over parked or appearing to be crowded. It's also important that the residents located at the rear are not disturbed by the natural sounds that come with the use of a parking lot.

ATTACHMENT 5

REVISED PARKING DEMAND ANALYSIS PLANET FITNESS AT KMART PLAZA

Costa Mesa, California
September 23, 2014



September 23, 2014

Mr. William (Bill) Fancher
Fancher Development Services, Inc.
1342 Bell Avenue, Suite 3K
Tustin, CA 92780

LLG Reference No. 2.14.3508.1

Subject: **Revised Parking Demand Analysis
for the proposed Planet Fitness at Kmart Plaza
Costa Mesa, California**

Dear Mr. Fancher:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis associated with the proposed Planet Fitness at Kmart Plaza (herein referred to as "Project"). Kmart Plaza is an existing retail/commercial center located at 2200 Harbor Boulevard, bound by Harbor Boulevard on the west, Wilson Street on the north, College Avenue on the east, and existing commercial uses on the south, in the City of Costa Mesa, California.

Kmart Plaza is an existing shopping center with a total floor area of 188,662 square-foot (SF) of floor area within eight (8) buildings. The current tenant mix includes a Kmart Store, Party City, a variety of retail shops, service retail, office/medical office, and restaurant space/food uses. Approximately 33,616 SF of the total floor area is vacant. Planet Fitness proposes to occupy 16,940 SF of vacant retail/commercial floor area and convert it to a health/fitness club. The remaining vacant floor area of 16,676 SF is designated for retail/commercial uses. The shopping center currently has a parking supply of 755 spaces.

Pursuant to our discussions with City staff, we understand that the preparation of a parking study is required as part of the occupation of vacant retail space with a fitness club to ensure that adequate parking is provided upon completion of the Project and full occupancy of the retail center. The parking study has been revised to address comments of the City of Costa Mesa staff

This parking analysis evaluates the shopping center's parking requirements based on the City of Costa Mesa Municipal Code, as well as the methodology outlined in

Engineers & Planners
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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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Urban Land Institute's (ULI) *Shared Parking, 2nd Edition*, and in accordance with the "City of Costa Mesa Procedure for Determining Shared Parking Requirements".

The study focused on the following:

- Calculates the Code-based parking requirements for Kmart Plaza 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

Our method of analysis, findings, and conclusions are described in detail in the following sections of this report.

PROJECT LOCATION AND DESCRIPTION

Kmart Plaza is located south of Wilson Street, east of Harbor Boulevard, and west of College Avenue in the City of Costa Mesa, California. **Figure 1**, presented at the end of this letter report, illustrates a Vicinity Map, which shows the general location of the subject property in the context of the surrounding street system. **Figure 2** presents an existing aerial photograph of the site, as well as the location of the proposed Project within the shopping center.

Kmart Plaza is an existing shopping center with a total floor area of 188,662 square-foot (SF) of commercial and retail uses within eight (8) buildings with tenant addresses of 2200 Harbor Boulevard, Suite A-110 through P-120. **Table 1-1**, also located at the end of this letter report (following the figures), presents the tenant unit/address, the current development tabulation/tenant mix and associated floor areas for the retail center, and hours of operations for the existing tenants. A review of **Table 1-1** indicates the current occupied floor area of 155,046 SF is a complimentary mix of tenants/land uses, consisting of the following:

- 135,231 SF of retail floor area
- 7,110 SF of restaurant/take-out food uses
- 9,180 SF of medical/dental office space
- 3,525 SF of office space

The vacant floor area, which totals 33,616 SF, consists of the following:

- 10,039 SF of retail space within Suites E-150 and P-120
- 6,637 SF of office space within Suites C-210, C-240, C-250, D-210 and D-230 as confirmed by Gray Enterprises, LP, the property owner
- 16,940 SF of vacant retail within Building H and Suites C-130 and C-140 to be occupied by Planet Fitness

Figure 3 presents the existing site plan for Kmart Plaza, and illustrates the existing buildings and parking areas, as well as the location of the proposed Project.

Based on a field assessment, the existing onsite parking supply for Kmart Plaza totals 755 spaces. For this report, the parking areas were divided into six (6) zones as illustrated on *Figure 3*. *Table 1-2* provides a breakdown of the parking supply provided within each zone, which are identified as Zones A through F in *Table 1-2*.

Review of *Table 1-2* indicates that of the current parking supply of 755 spaces, 85 spaces are located within Zone E, which is the gated parking area along the south side of the row of retail buildings¹, and 90 spaces are located within Zone F, which is generally located at the rear (east side) of Kmart. Vehicular access to Zones A, B, C and D are provided via driveways on Harbor Boulevard and Wilson Street, whereas vehicular access to Zones E and F is provided via driveways on College Avenue. The 755-space supply is used as the baseline supply under future conditions with full tenant occupancy for Kmart Plaza.

PARKING SUPPLY-DEMAND ANALYSIS

This parking analysis for the Kmart Plaza involves determining the expected parking needs, based on the size and type of proposed development components, and comparing the estimated demand against the parking supply. Typically, there are two methods that can be used to estimate the site's peak parking needs. These methods have been used in this analysis and include:

- Application of City code requirements (which typically treats each tenancy type as a "stand alone" use at maximum demand).

¹ Per Gray Enterprises, LP, the property owner/management, the gate that provides access to Lot E is programmed to be open seven days a week from 7:00 AM to 7:00 PM. With the Project, the gate will be re-programmed to remain open up until 9:00 PM.

- Application of shared parking usage patterns by time-of-day (which recognizes that the parking demand for each tenancy type varies by time of day, day of week and month of the year). The shared parking analysis starts with a code calculation for each tenancy type, consistent with the "City of Costa Mesa Procedure for Determining Shared Parking Requirements".

The shared parking methodology is concluded to be applicable to a development such as the Kmart Plaza because the individual land use types (i.e., eating establishments, retail shops, office / dental office, retail, fitness center, etc.) experience peak demands at different times of the day, day of the week and month of the year.

CODE PARKING REQUIREMENTS

The code parking calculation for Kmart Plaza is based on the City's requirements as outlined in *Title 13 – Planning, Zoning and Development, Chapter VI. – Off-Street Parking Standards, Section 13-89. Parking Required* of the City of Costa Mesa Municipal Code. The City's Municipal Code specifies the following parking requirements as outlined in *Table 13-89: Nonresidential Parking Standards*:

- Retail, offices, central administrative offices: 4 spaces per 1000 SF
- Establishments Where Food or Beverages are served with a maximum of 300 square feet of Public Area (limited seating of 12 or less person): 4 spaces per 1000 SF
- Medical and dental offices, acupuncture, massage: 6 spaces per 1000 SF
- Establishments Where Food or Beverages are served with more than 300 square feet of Public Area: 10 spaces per 1000 SF for 1st 3000 SF, with 12 spaces per 1000 SF for each additional 1000 SF above 1st 3000 SF
- Health clubs, spas: 10 spaces per 1000 SF

Table 2 presents the code parking requirements for the existing development, including the vacant floor area, and then combined for the total center with the proposed Project. As shown, direct application of City parking codes to the existing and proposed mix of uses at Kmart Plaza, inclusive of the proposed Planet Fitness, results in a total parking requirement of 916 parking spaces.

The entire site has a supply of 755 spaces, which translates to a theoretical deficiency of 161 spaces when compared to city code requirements. This Code-based deficiency

is not realistic because the simple application of City Code parking ratios considers each tenant as a standalone use, does not take into account the actual physical setting (conducive to shared parking and “synergy” between uses), and therefore likely overstates the actual parking needs for Kmart Plaza.

The specific tenancy mix of Kmart Plaza provides an opportunity to share parking spaces based on the utilization profile of each included land use component. The following section calculates the parking requirements for Kmart Plaza based on the shared parking methodology approach, which is consistent with the "City of Costa Mesa Procedure for Determining Shared Parking Requirements" per the City's Municipal Code.

SHARED PARKING ANALYSIS

Shared Parking Methodology

The Shared Parking methodology was primarily applied to estimate the parking needs of Kmart Plaza. 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 Kmart Plaza 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.

It should be noted that the “demand” results of the shared parking calculation are intended to be used directly for comparison to site supply. No further adjustments or contingency additions are needed because such contingencies are already built into the peak parking ratios and time of day profiles used in the calculation.

There is an important common element between the traditional "code" and the shared parking calculation methodologies; the peak parking ratios or "highpoint" for each land use's parking profile typically equals the "code" parking ratio for that use. The analytical procedures for shared parking analyses are well documented in the *Shared Parking, 2nd Edition* publication by the Urban Land Institute (ULI).

Shared parking calculations for the analysis utilize hourly parking accumulations developed from field studies of single developments in free-standing settings, where travel by private auto is maximized. These characteristics permit the means for calculating peak parking needs when land use types are combined. Further, the shared parking approach will result, at other than peak parking demand times, in an excess amount of spaces that will service the overall needs of the project.

Shared Parking Ratios and Profiles

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this analysis and applied to the Kmart Plaza are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking, 2nd Edition*. The ULI publication presents hourly parking demand profiles for seven general land uses: office, retail, restaurant, health club, cinema, residential (Central Business District: CBD and non-CBD), hotel (consisting of separate factors for guest rooms, restaurant/lounge, conference room, and convention area). These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis of this project. The ULI profiles of parking demand have been used directly, by land use type, in the analysis of this site and are applied to the City's applicable parking ratio, inclusive of the City's code parking ratio for health/fitness club.

The ULI retail use profiles are applied directly. In doing so, there is an intermediate step in expressing ULI profiles as a percentage of the week-long peak, thus arriving at a weekday profile and weekend profile each expressed as a percentage of the baseline parking ratio (ULI actually starts with separate ratios for weekday and weekend day, and develops profiles for each accordingly; we've found it more convenient to translate both profiles to a percent of expected maximum demand, which, for retail, turns out to be on a Saturday). The resulting profiles represent the most likely hourly

parking demand profile, and are applied to the City's retail parking ratio of 4 spaces per 1000 SF of floor area. Peak demand for retail uses occurs between 1:00 PM–2:00 PM on weekdays, and 2:00 PM–4:00 PM on weekends.

The ULI *Shared Parking* publication includes several categories for restaurants. For this analysis, the parking profile for fine/casual dining restaurant, family restaurant and fast-food restaurant were all utilized as each of the categories match the current restaurant tenant mix at Kmart Plaza. Like the retail profiles, the restaurant profiles are derived exactly from the ULI baseline. The restaurant-parking ratio utilized in this analysis exactly matches the City code rate of 10 spaces per 1000 SF of floor area for those tenants where food consumption is primarily on-site.

According to the *Shared Parking* publication, casual/fining dining restaurant uses are shown to experience peak demand between 7:00 PM and 10:00 PM on weekdays, and 8:00 PM and 9:00 PM on weekends, whereas a family restaurant use peak demand occurs between 12:00 PM and 1:00 PM on weekdays and weekends. For fast-food uses peak demand occurs between 12:00 PM and 2:00 PM on weekdays and weekends.

The health club profiles were also directly derived from ULI. For health clubs, the peak demand occurs between 6:00 PM - 7:00 PM on weekdays and 5:00 PM – 6:00 PM on weekends. To estimate the parking demand for the proposed Project, an empirical parking ratio of 6.7 spaces per 1000 SF, as recommended to the City for health clubs greater than 10,000 SF but less 30,000 SF in size, was applied to the Planet Fitness project 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. This parking ratio of 6.7 spaces per 1000 SF is considered conservative given the 4th Edition of *Parking Generation*, published by the Institute of Transportation Engineers (ITE) [Washington, D.C., 2010] indicates that the average peak parking demand for ITE Land Use: 492 Health/Fitness Club amounts to 5.27 spaces per 1,000 SF.

For office uses, the parking profile in the ULI publication was used and applied to the City's Parking Code ratio of 4 spaces 1000 SF of floor are to forecast its weekday and weekend hourly demand. Peak demand for office occurs between 10:00 AM–11:00 AM and 2:00 PM–3:00 PM on weekdays, and 11:00 AM–12:00 PM on weekends.

The medical/dental office profiles were also directly derived from ULI. The peak-parking ratio for medical/dental office uses exactly equals the City's Parking Code requirement of 6 spaces per 1000 SF of floor area.

For this analysis, a 10% parking adjustment was utilized to account for (1) "walk-in" trips attributable to synergy between uses within Kmart Plaza and with adjoining commercial and residential uses, and (2) alternative modes of travel (i.e. transit, bicycle) due to the availability of public transit on Harbor Boulevard and Wilson Street.

Application of Shared Parking Methodology

Tables 3 and *4* present the Shared Parking summaries for weekday and weekend conditions, respectively, for Kmart Plaza based on the shared parking methodology, assuming full occupancy of the center and including a 16,940 SF health/fitness club to be occupied by Planet Fitness. 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 3* and *4* for the hours of 6:00 AM to midnight.

The last two columns of *Tables 3* and *4* present the expected joint-use parking demand for Kmart Plaza, at full occupancy on an hourly basis, and the hourly parking surplus/deficiency for the proposed Project compared to a shared parking supply of 755 spaces.

Based on our experience, the shared parking approach summarized in *Tables 3* through *4* are believed to be the most appropriate in evaluating the parking supply-demand relationships for Kmart Plaza with the proposed Project. The results in these tables are the focus of this parking investigation and recommendations. *Appendix A* contains the Shared Parking Ratio and Profile Summary calculation worksheets for weekday and weekend conditions based on the "City of Costa Mesa Procedure for Determining Shared Parking Requirements".

Shared Parking Analysis Results

Review of *Table 3* shows that the peak-parking requirement for the Kmart Plaza, assuming full occupancy and completion of the proposed Project, during a weekday occurs at 1:00 PM and totals 669 spaces. On a weekend day, the peak parking requirements for the Project occurs at 5:00 PM, when a parking demand of 601 spaces is forecast (see *Table 4*).

Based on a shared parking supply of 755 spaces, a surplus of 86 spaces and a surplus of 154 spaces would result during the weekday and weekend peak hours, respectively.

Figures 4 and 5 graphically illustrate the weekday and weekend hourly parking demand forecast for the Project, respectively. Each land use component and its corresponding hourly Shared Parking demand for various mixes of uses, which were presented in *Tables 3 and 4*, are depicted in these two figures relative to an available shared parking supply of 755 spaces. A review of these figures indicate that the Project's parking supply of 755 spaces will adequately accommodate the Kmart Plaza's weekday and weekend hourly shared parking demand of all existing and future uses, including the proposed Project, for all morning, midday, afternoon and evening hours.

Consequently, we conclude that there is adequate parking on site to accommodate the proposed occupancy of 16,940 SF of vacant floor area at Kmart Plaza with the proposed Planet Fitness health/fitness club.

SUMMARY OF FINDINGS AND CONCLUSIONS

1. Kmart Plaza is an existing 188,662 square-foot (SF) shopping center located in Costa Mesa, California and is supported by a total parking supply of 755 spaces. Of this total, 14,110 SF of office space is contained within a two-story office. The existing shopping center has a current occupancy of 155,046 SF and a vacant floor area of 33,616 SF. The Project is proposing to replace 16,940 SF of retail floor area with a health/fitness club to be occupied by Planet Fitness.
2. This parking demand analysis evaluates the existing tenancy condition as well as with full occupancy of the center with the proposed health/fitness club.
3. Direct application of City parking codes to the existing tenant mix of Kmart Plaza and proposed Project results in a total parking requirement of 916 parking spaces within six (6) parking zones. The entire site has a supply of 755 spaces, which translates to a theoretical deficiency of 161 spaces when compared to city code requirements.
4. Given the mix of tenancies within the main shopping center, a shared parking analysis, consistent with the City of Costa Mesa requirements, has been prepared and indicates that the available shared parking supply of 755 spaces, with the use of the 175 parking spaces located at the rear of the buildings, will be sufficient to meet the projected peak parking demands of existing and proposed uses, including

the proposed conversion of 16,940 SF of retail-designated floor area to health/fitness club space. The weekday scenario results in a minimum surplus of 86 spaces, while the weekend scenario results in a minimum surplus of 154 spaces.

5. The results of the shared parking analysis indicates that adequate parking will be provided on site to accommodate the existing mix of uses at Kmart Plaza as well as the development of a 16,940 SF health/fitness club to be occupied by Planet Fitness.

* * * * *

We appreciate the opportunity to prepare this analysis for Fancher Development Services the City of Costa Mesa. Should you have any questions or need additional assistance, please do not hesitate to call me at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Richard E. Barretto, P.E.
Principal

cc: file

Attachments



**TABLE 1-1
EXISTING DEVELOPMENT SUMMARY [1]
PLANET FITNESS AT KMART PLAZA, COSTA MESA**

Bldg/Unit	Tenant	Business / Land Use Type	Hours of Operation	Square-Footage (SF)
Existing Development				
A-110	Payless Shoes	Retail	M-Sat 9-9; Sun 10-7	3,870 SF
A-120	Check Cashing	Retail	M-Th, Sat 9-7; F 8-7:30; Sun 9-4	883 SF
A-125	No. 1 Top Nails	Retail - Service	M-Sat 9-7; Sun 10-5	888 SF
A-130	Mourey Cleaners	Retail - Service	M-F 7-7; Sat 8-5	1,200 SF
A-140	Gamestop	Retail	M-Sat 10-; Sun 11-8	1,825 SF
B-110	Fashion Today	Retail	M-F 10-9; Sat 10-8; Sun 11-7	5,100 SF
B-120	Threading Lounge	Retail	M-Sat 10-7; Sun 10:30-5	847 SF
B-130	Edible Arrangements	Retail	M-F 8-7; Sat 8-5; Sun 10-3	1,553 SF
B-150	Herbalife Smoothie Sales	Retail	M-F 6:30-5	3,671 SF
B-160	Chiropractor	Medical/Dental	M,W,F 9-12, 2:30-5:30; Tu 2:30-5; Th appt only	1,500 SF
B-170	On-site Mgmt Office	Office	N/A	1,110 SF
B-210	Family Doctor	Medical/Dental	M-F 8-12, 1:30-5; Sat 9-1 urgent only	2,200 SF
B-230	Dentist	Medical/Dental	M 9-6; Tu 10-7; Th 9-6; Sat 9-5	1,106 SF
B-240	Tattoo Removal/Hair Removal	Medical/Dental	M, Sat 8-5; Tu, Th 12-9; W,F 10-7	1,100 SF
C-110	Amorelia's Mexican Café	Restaurant-fine/casual dining	M-Th 10-9; F-Sat 9-10; Sun 9-8	1,598 SF
C-120	Liberty Tax	Office	Tu 12-4; Th 3-7	1,100 SF
C-130	Planet Fitness	Proposed Health Club [2]	M-Sun 24 Hrs - To Be Confirmed	1,245 SF
C-140	Planet Fitness	Proposed Health Club [2]	M-Sun 24 Hrs - To Be Confirmed	1,207 SF
H	Planet Fitness	Proposed Health Club [2]	M-Sun 24 Hrs - To Be Confirmed	14,488 SF
C-210	Available	Office [3]	N/A	3,144 SF
C-230	Clean Path Recovery	Medical/Dental	M-F 8-5	1,300 SF
C-240	Available	Office [3]	N/A	1,069 SF
C-250	Available	Office [3]	N/A	1,083 SF
D-110	H & R Block	Office	—	1,315 SF
D-120	Sally's Beauty Supply	Retail	M-Sat 9-8; Sun 11-6	1,502 SF
D-130	Nu View Optometry	Retail - Service	M-F 10-6; Sat 10-4	1,200 SF
D-140	Hair by Ricardo	Retail - Service	M-Sat 10-7; Sun 11-6	1,215 SF
D-210	Available	Office [3]	N/A	661 SF
D-215	My Head 2 Toe	Medical/Dental	M-Sun 10-10	661 SF
D-220	My Head 2 Toe	Medical/Dental	M-Sun 10-10	1,313 SF
D-230	Available	Office [3]	N/A	680 SF
E-110	The Flame Broiler	Restaurant-fine/casual dining	M-F 9:30-9:30; Sat-Sun 10-9:30	1,250 SF
E-120	Panificadora Bakery	family restaurant	M-Sun 5-9	1,762 SF
E-130	Cobbler's Bench	Retail - Service	Tu-F 8-6; Sat 9-5	836 SF
E-140	Kut Mart (Barbers)	Retail - Service	M-F 9-6; Sun 9-5	833 SF
E-150	Available	Retail	N/A	3,100 SF
E-160	Vapor Labs	Retail	M-Sat 11-8; Sun 11-7	800 SF
E-170	Miss Donut & Yogurt	fast-food restaurant	M-Sun 5-11	1,500 SF
E-180	Hong Kong Express	Restaurant-fine/casual dining	M-Sun 10-9	1,000 SF
E-185	Cricket	Retail	M-Sat 10-8; Sun 12-6	850 SF
F	Foto Kiosk	Retail	M-F 10-8; Sat 10-6	100 SF
K	K-mart	Retail	M-Sun 8-10	94,058 SF
P-110	Party City	Retail	M-W 9:30-8:30; Th-F 9:30-9; Sat 8:30-8:30; Sun 10-6	14,000 SF
P-120	Available	Retail	N/A	6,939 SF
K-Mart Plaza Existing Floor Area				188,662 SF

Notes:

- [1] Source: Fancher Development Services / Gray Enterprises, LP. Tenant list and associated floor areas (vacancy as well) provided by Fancher Development Services. Tenant information and associated hours of operation (if posted), as well as vacancies verified via a field visit by LLG in July 2014.
- [2] Proposed project consists of converting a total of 16,940 SF of vacant retail designated floor area into a health/fitness club.
- [3] Vacant commercial space assumed to be designated as office space.

TABLE 1-2
SUMMARY OF EXISTING PARKING SUPPLY [1]
PLANET FITNESS AT KMART PLAZA, COSTA MESA

ZONE	Type of Parking Space				Total
	Standard	Compact	Handicap	Time-Restricted Spaces - 5 or 20 min	
A	119	17	10	47	193
B	61	12	2	2	77
C	128	0	1	0	129
D	143	31	7	0	181
E [2]	39	46	0	0	85
F [3]	25	65	0	0	90
Total	515	171	20	49	755

[1] Source: Field Inventory conducted by LLG in August 2014.

[2] Zone E is the surface parking lot of 85 spaces located on the south side of the row of retail buildings, within the gated area.

[3] Zone F is 90 spaces located as the rear of the site on the east side of Kmart.

**TABLE 2
CITY CODE PARKING REQUIREMENTS [1]
PLANET FITNESS AT KMART PLAZA, COSTA MESA**

Bldg/Unit	Tenant	Business / Land Use Type	Square-Footage (SF)	City of Costa Mesa Parking Code	Spaces Required
Existing Development					
A-110	Payless Shoes	Retail	3,870 SF	4 spaces per 1000 SF	15
A-120	Check Cashing	Retail	883 SF	4 spaces per 1000 SF	4
A-125	No. 1 Top Nails	Retail - Service	888 SF	4 spaces per 1000 SF	4
A-130	Mourey Cleaners	Retail - Service	1,200 SF	4 spaces per 1000 SF	5
A-140	Gamestop	Retail	1,825 SF	4 spaces per 1000 SF	7
B-110	Fashion Today	Retail	5,100 SF	4 spaces per 1000 SF	20
B-120	Threading Lounge	Retail	847 SF	4 spaces per 1000 SF	3
B-130	Edible Arrangements	Retail	1,553 SF	4 spaces per 1000 SF	6
B-150	Herbalife Smoothie Sales	Retail	3,671 SF	4 spaces per 1000 SF	15
B-160	Chiropractor	Medical/Dental	1,500 SF	6 spaces per 1000 SF	9
B-170	On-site Mgmt Office	Office	1,110 SF	4 spaces per 1000 SF	4
B-210	Family Doctor	Medical/Dental	2,200 SF	6 spaces per 1000 SF	13
B-230	Dentist	Medical/Dental	1,106 SF	6 spaces per 1000 SF	7
B-240	Tattoo Removal/Hair Removal	Medical/Dental	1,100 SF	6 spaces per 1000 SF	7
C-110	Amorelia's Mexican Café	Restaurant-fine/casual dining	1,598 SF	10 spaces per 1000 SF	16
C-120	Liberty Tax	Office	1,100 SF	4 spaces per 1000 SF	4
C-130	Planet Fitness	Proposed Health Club [2]	1,245 SF	10 spaces per 1000 SF	12
C-140	Planet Fitness	Proposed Health Club [2]	1,207 SF	10 spaces per 1000 SF	12
H	Planet Fitness	Proposed Health Club [2]	14,488 SF	10 spaces per 1000 SF	145
C-210	Available	Office [3]	3,144 SF	4 spaces per 1000 SF	13
C-230	Clean Path Recovery	Medical/Dental	1,300 SF	6 spaces per 1000 SF	8
C-240	Available	Office [3]	1,069 SF	4 spaces per 1000 SF	4
C-250	Available	Office [3]	1,083 SF	4 spaces per 1000 SF	4
D-110	H & R Block	Office	1,315 SF	4 spaces per 1000 SF	5
D-120	Sally's Beauty Supply	Retail	1,502 SF	4 spaces per 1000 SF	6
D-130	Nu View Optometry	Retail - Service	1,200 SF	4 spaces per 1000 SF	5
D-140	Hair by Ricardo	Retail - Service	1,215 SF	4 spaces per 1000 SF	5
D-210	Available	Office [3]	661 SF	4 spaces per 1000 SF	3
D-215	My Head 2 Toe	Medical/Dental	661 SF	6 spaces per 1000 SF	4
D-220	My Head 2 Toe	Medical/Dental	1,313 SF	6 spaces per 1000 SF	8
D-230	Available	Office [3]	680 SF	4 spaces per 1000 SF	3
E-110	The Flame Broiler	Restaurant-fine/casual dining	1,250 SF	10 spaces per 1000 SF	13
E-120	Panificadora Bakery	Family Restaurant	1,762 SF	10 spaces per 1000 SF	18
E-130	Cobbler's Bench	Retail - Service	836 SF	4 spaces per 1000 SF	3
E-140	Kut Mart (Barbers)	Retail - Service	833 SF	4 spaces per 1000 SF	3
E-150	Available	Retail	3,100 SF	4 spaces per 1000 SF	12
E-160	Vapor Labs	Retail	800 SF	4 spaces per 1000 SF	3
E-170	Miss Donut & Yogurt	Fast-Food Restaurant	1,500 SF	10 spaces per 1000 SF	15
E-180	Hong Kong Express	Restaurant-fine/casual dining	1,000 SF	10 spaces per 1000 SF	10
E-185	Cricket	Retail - Service	850 SF	4 spaces per 1000 SF	3
F	Foto Kiosk	Retail - Service	100 SF	4 spaces per 1000 SF	0
K	K-mart	Retail - Service	94,058 SF	4 spaces per 1000 SF	376
P-110	Party City	Retail - Service	14,000 SF	4 spaces per 1000 SF	56
P-120	Available	Retail - Service	6,939 SF	4 spaces per 1000 SF	28
			188,662 SF	Proposed Parking Code Requirement	916

Notes:

[1] Source: City of Costa Mesa Municipal Code.

[2] Proposed project consists of converting a total of 16,940 SF of vacant retail designated floor area into a health/fitness club.

[3] Vacant commercial space assumed to be designated as office space.

45

TABLE 3
WEEKDAY SHARED PARKING DEMAND ANALYSIS
PLANET FITNESS AT KMART PLAZA, COSTA MESA

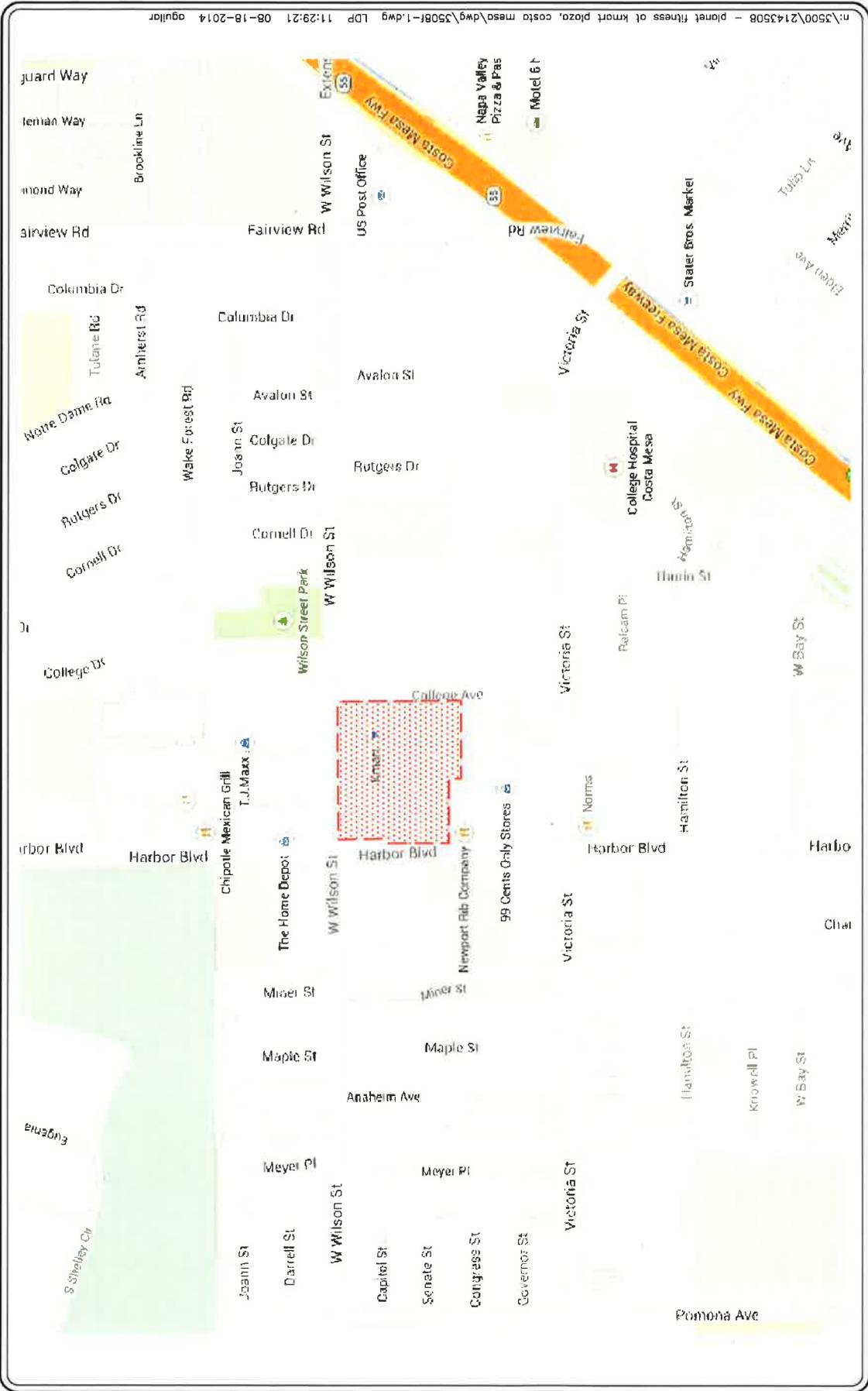
USE	General Office				Fine/Casual				Family				Fitness Studios/Gyms/Health Clubs				Total Parking Demand By Hour	Comparison To Parking Supply By Hour
	Up to 100,000 (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	10%	Dining >300 1st 3,000 (Sq. Ft.)	>3,000 (Sq. Ft.)	Restaurant >300 1st 3,000 (Sq. Ft.)	>3,000 (Sq. Ft.)	Fast Food >300 1st 3,000 (Sq. Ft.)	>3,000 (Sq. Ft.)	Up to 10,000 (Sq. Ft.)	10,000 to 30,000 (Sq. Ft.)	>30,000 (Sq. Ft.)	10%				
SIZE	10,162	9,180	145,270	3,848	1,762	1,500	16,940	188,662										
RATIO	4	6	4	10	12	10	12	10	12	10	6.7	5.5						
SUPPLY	--	--	--	--	--	--	--	--	--	--	--	--	755					
PEAK DEMAND	41	55	581	38	18	15	113	0	0	0	113	0						
MODE.ADJ.	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%						
WEEKDAY																		
6:00 AM	1	0	15	0	4	0	0	1	0	0	72	0	662					
7:00 AM	10	0	37	1	6	0	0	2	0	0	44	0	655					
8:00 AM	26	40	95	3	7	0	0	3	0	0	44	0	538					
9:00 AM	34	46	204	4	9	0	0	5	0	0	72	0	382					
10:00 AM	37	50	329	8	10	0	0	8	0	0	72	0	241					
11:00 AM	35	50	413	14	10	0	0	12	0	0	81	0	140					
NOON	31	26	455	24	12	0	0	14	0	0	62	0	132					
1:00 PM	32	46	471	24	10	0	0	14	0	0	72	0	86					
2:00 PM	37	50	455	22	6	0	0	13	0	0	72	0	102					
3:00 PM	35	50	434	14	5	0	0	8	0	0	72	0	137					
4:00 PM	31	46	434	17	5	0	0	7	0	0	81	0	134					
5:00 PM	17	43	450	24	9	0	0	8	0	0	93	0	111					
6:00 PM	8	33	450	30	9	0	0	12	0	0	102	0	112					
7:00 PM	4	15	450	31	9	0	0	11	0	0	92	0	144					
8:00 PM	2	7	387	31	9	0	0	7	0	0	79	0	233					
9:00 PM	1	0	257	31	7	0	0	5	0	0	68	0	387					
10:00 PM	0	0	151	30	6	0	0	3	0	0	34	0	531					
11:00 PM	0	0	52	23	6	0	0	2	0	0	10	0	661					
MIDNIGHT	0	0	0	8	3	0	0	1	0	0	0	0	743					

46

TABLE 4
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
PLANET FITNESS AT KMART PLAZA, COSTA MESA

USE	General Office			Retail			Fine/Casual			Restaurant (include food service for bowling alleys)			Fitness Studios/Gyms/Health Clubs			Total Parking Demand By Hour	Comparison To Parking Supply By Hour	
	Up to 100,000 (Sq Ft.)	Medical Office (Sq Ft.)	10%	Up to 100,000 (Sq Ft.)	1st 3,000 (Sq Ft.)	10%	Up to 10,000 (Sq Ft.)	1st 3,000 (Sq Ft.)	10%	Up to 10,000 (Sq Ft.)	1st 3,000 (Sq Ft.)	10%	Up to 10,000 (Sq Ft.)	1st 3,000 (Sq Ft.)	10%			Up to 10,000 (Sq Ft.)
SIZE	10,162	9,180	145,270	3,848	1,762	1,500	16,940	188,662										
RATIO	4	6	4	10	10	10	12	10	12	10	12	10	12	10	12	10	12	10
SUPPLY	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	755
PEAK DEMAND	41	55	581	38	18	15	113	0	0	0	0	0	0	0	0	0	0	0
MODE ADJ.	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
WEEKEND																		
6:00 AM	0	0	15	0	3	0	0	0	0	1	0	0	0	0	0	66	0	85
7:00 AM	1	0	37	1	5	0	0	0	2	0	0	0	0	0	0	39	0	85
8:00 AM	2	40	84	2	8	0	0	0	3	0	0	0	0	0	0	31	0	168
9:00 AM	3	46	204	3	12	0	0	0	4	0	0	0	0	0	0	41	0	312
10:00 AM	4	50	303	4	15	0	0	0	7	0	0	0	0	0	0	31	0	413
11:00 AM	4	50	372	8	15	0	0	0	11	0	0	0	0	0	0	41	0	500
NOON	4	26	439	19	16	0	0	0	13	0	0	0	0	0	0	41	0	558
1:00 PM	3	0	482	20	14	0	0	0	13	0	0	0	0	0	0	26	0	557
2:00 PM	2	0	523	17	12	0	0	0	12	0	0	0	0	0	0	23	0	588
3:00 PM	2	0	523	17	7	0	0	0	8	0	0	0	0	0	0	26	0	583
4:00 PM	1	0	502	17	8	0	0	0	7	0	0	0	0	0	0	46	0	581
5:00 PM	0	0	476	23	11	0	0	0	8	0	0	0	0	0	0	84	0	602
6:00 PM	0	0	424	32	13	0	0	0	11	0	0	0	0	0	0	79	0	558
7:00 PM	0	0	398	32	13	0	0	0	11	0	0	0	0	0	0	50	0	503
8:00 PM	0	0	350	34	12	0	0	0	6	0	0	0	0	0	0	26	0	428
9:00 PM	0	0	283	32	6	0	0	0	4	0	0	0	0	0	0	9	0	333
10:00 PM	0	0	194	32	5	0	0	0	3	0	0	0	0	0	0	2	0	235
11:00 PM	0	0	78	31	4	0	0	0	2	0	0	0	0	0	0	2	0	116
MIDNIGHT	0	0	0	17	2	0	0	0	1	0	0	0	0	0	0	0	0	20

47



n:\3500\2143508 - planet fitness at kmart plaza, costa mesa\dwg\3508f-1.dwg LDP 11:29:21 08-18-2014 aguilera

FIGURE 1
VICINITY MAP
PLANET FITNESS AT KMART PLAZA, COSTA MESA

SOURCE: GOOGLE
KEY
[Red dashed box] = PROJECT SITE



NO SCALE





SOURCE: GOOGLE

KEY

 = PROJECT SITE



NO SCALE

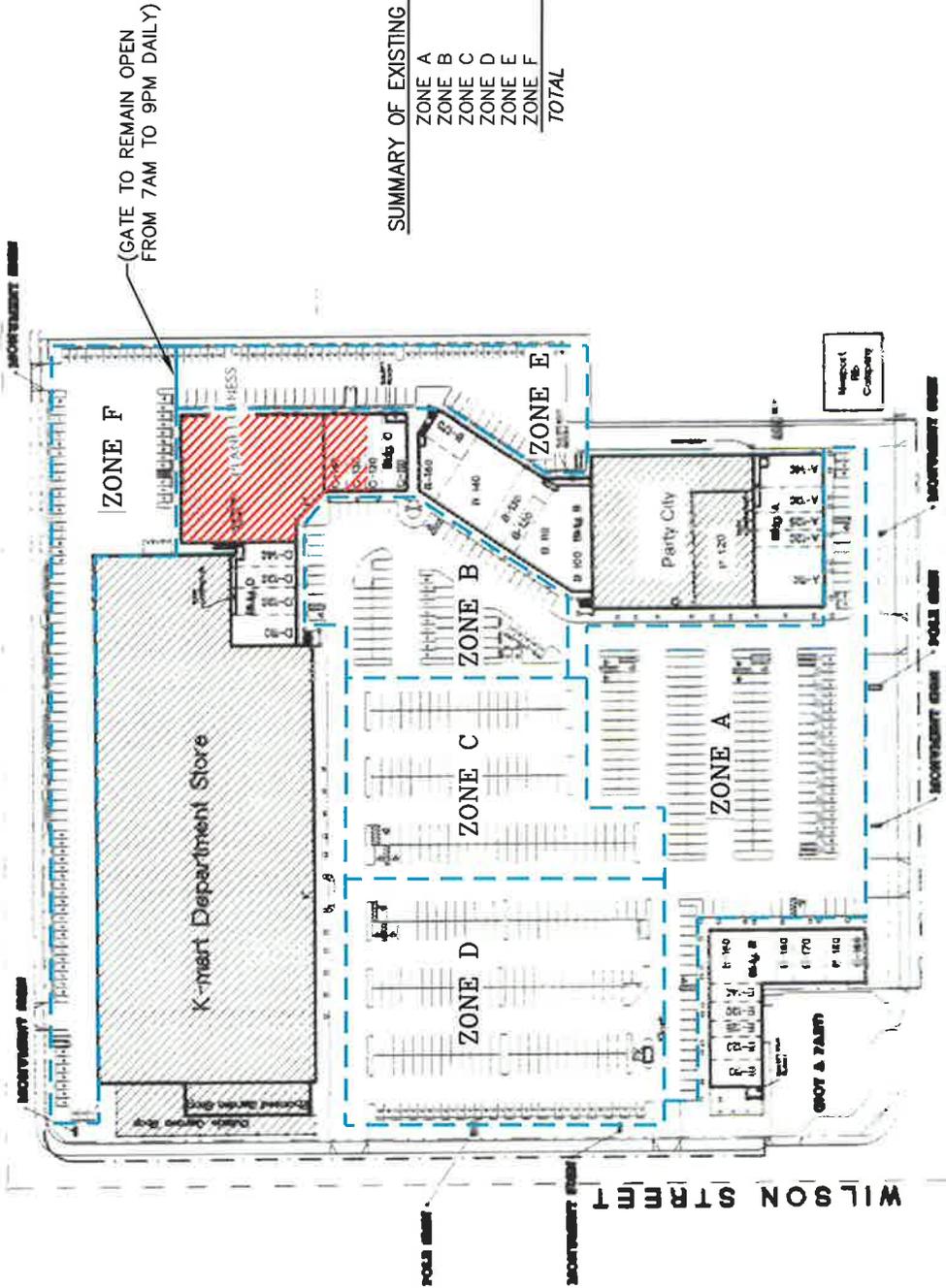
LINSCOTT
LAW &
GREENSPAN

engineers

FIGURE 2

EXISTING AERIAL SITE PHOTOGRAPH
PLANET FITNESS AT KMART PLAZA, COSTA MESA

COLLEGE AVENUE



SUMMARY OF EXISTING PARKING SUPPLY

ZONE A	193
ZONE B	77
ZONE C	129
ZONE D	181
ZONE E	85
ZONE F	90
TOTAL	755

HARBOR BOULEVARD

WILSON STREET

FIGURE 3

EXISTING SITE PLAN
 PLANET FITNESS AT KMART PLAZA, COSTA MESA

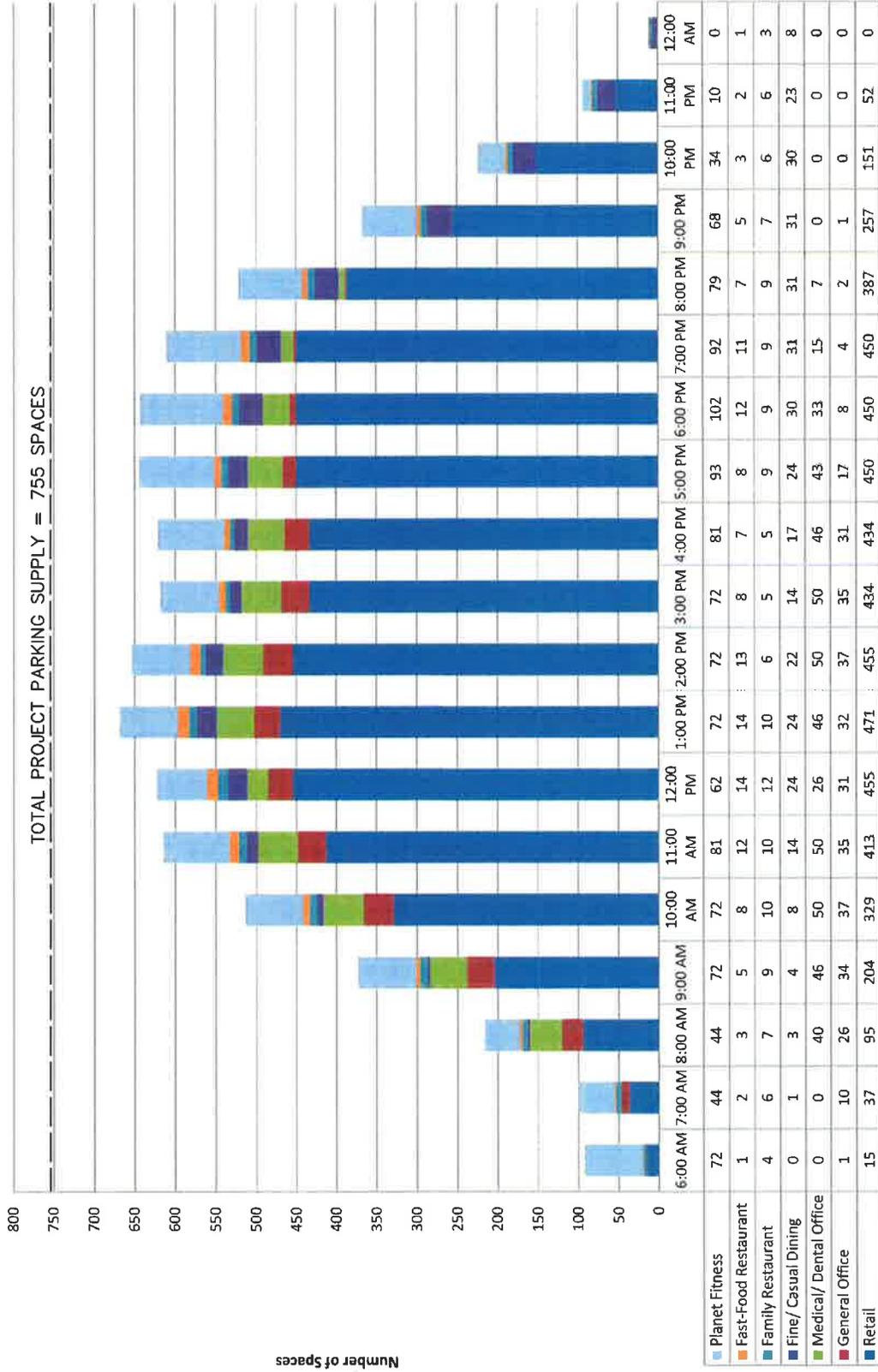
SOURCE: JC MARVICK & ASSOC. INC.



NO SCALE



TOTAL PROJECT PARKING SUPPLY = 755 SPACES

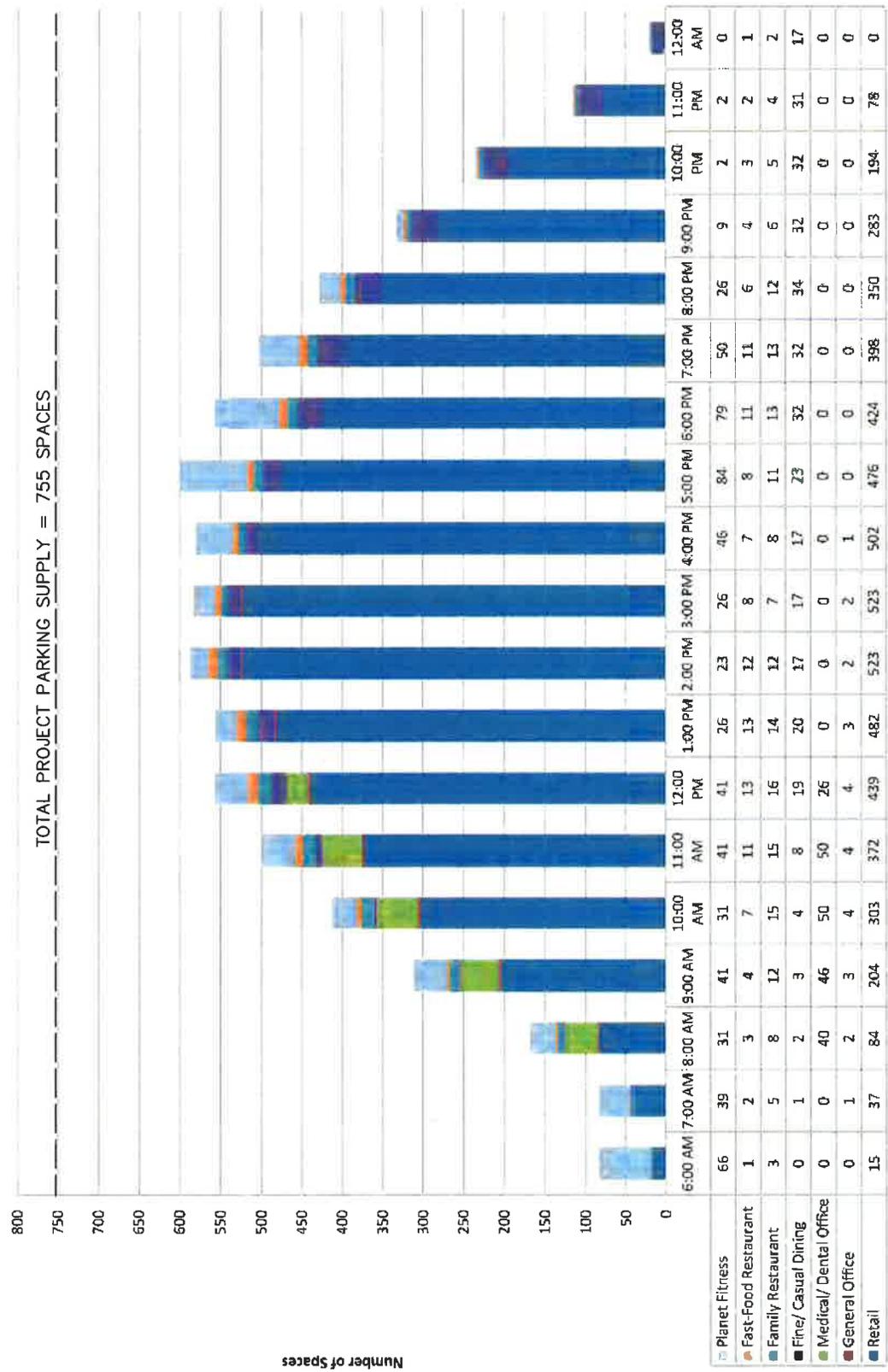


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FIGURE 4
WEEKDAY HOURLY PARKING DEMAND PROFILE
 PLANET FITNESS AT KMART PLAZA, COSTA MESA

TOTAL PROJECT PARKING SUPPLY = 755 SPACES



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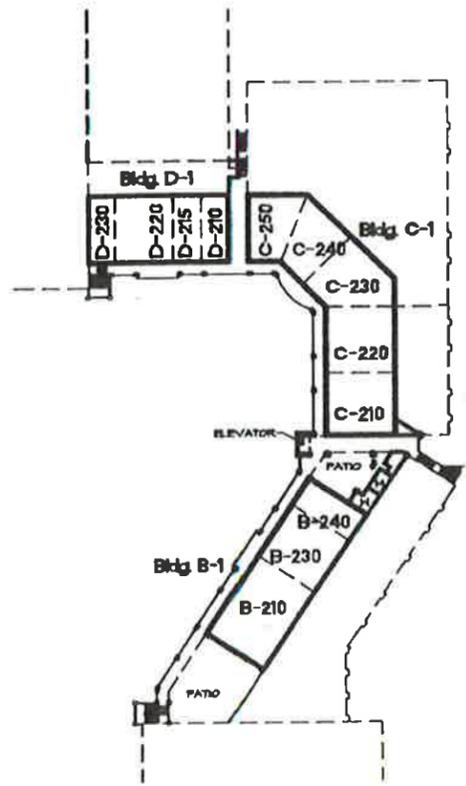
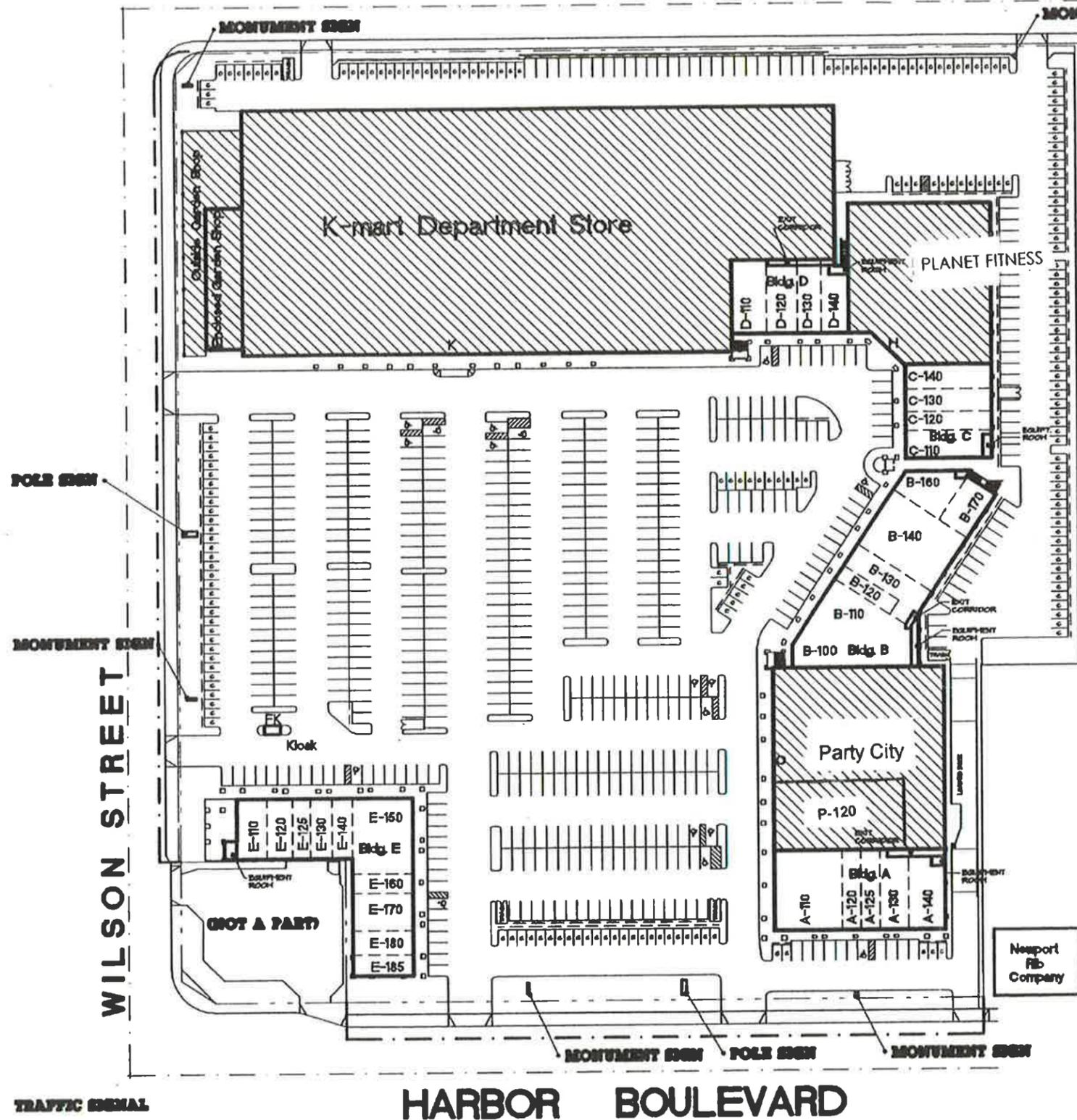
FIGURE 5

WEEKEND HOURLY PARKING DEMAND PROFILE
PLANET FITNESS AT KMART PLAZA, COSTA MESA

APPENDIX A
SHARED PARKING RATIO AND PROFILE SUMMARY
CITY OF COSTA MESA PROCEDURE FOR DETERMINING
SHARED PARKING REQUIREMENTS

COLLEGE AVENUE

ATTACHMENT 6



Second level plan above Bldg. B/C/D

Unit No.	Tenant Name	Area
Majors		
K	KMART	94,058
P-110	PARTY CITY	14,000
P-120	Available	6,939
H	PLANET FITNESS	16,940
Bldg. A		
A-110	Payless Shoesource	3,870
A-120	Transpacific Check Cashing	883
A-125	No. 1 Top Nails	888
A-130	Mourey Cleaners	1,200
A-140	Gamestop	1,825
Bldg. B		
B-110	Fashion Today	5,100
B-120	Threading Lounge	847
B-130	Edible Arrangements	1,553
B-150	Wellness Works (Herbalife)	3,671
B-160	Stacey Halpern, Chiropractor	1,500
B-170	On-Site Management Office	1,110
Bldg. C		
C-110	Amorelia Mexican Café	1,598
C-120	ABA Therapy	1,100
C-130	Liberty Tax Services	1,245
C-140	Planet Fitness	1,207
Bldg. D		
D-110	H & R Block	1,315
D-120	Sally's Beauty Supply	1,502
D-130	Nu View Optometry	1,200
D-140	Hair by Ricardo	1,215
Bldg. E		
E-110	The Flame Broiler	1,250
E-120	Panificadora Bakery	1,762
E-130	Cobbler's Bench	836
E-140	Kut Mart (Barber)	833
E-150	Available	3,100
E-160	Vapor Labs	800
E-170	Miss Donut & Yogurt	1,500
E-180	Hong Kong Express	1,000
E-185	AIO Wireless	850
FK	Foto Stop	100
SECOND FLOOR		
Bldg. B-1		
B-210	Family Doctor	2,200
B-230	Brighter Smile Dental	1,106
B-240	Tal 2 Be Gone	1,100
Bldg. C-1		
C-210	Available	3,144
C-230	Clean Path Recovery	1,300
C-240	Available	1,069
C-250	Available	1,083
Bldg. D-1		
D-210	Available	661
D-215	Costa Mesa Steam	661
D-220	My Head 2 Toe	1,313
D-230	Available	680

JCMARVICK ASSOC. INC
ARCHITECTURE / PLANNING
888 And Newport Loop Bldgs
Costa Mesa, Calif. 92626 (714) 440-7818

K MART PLAZA

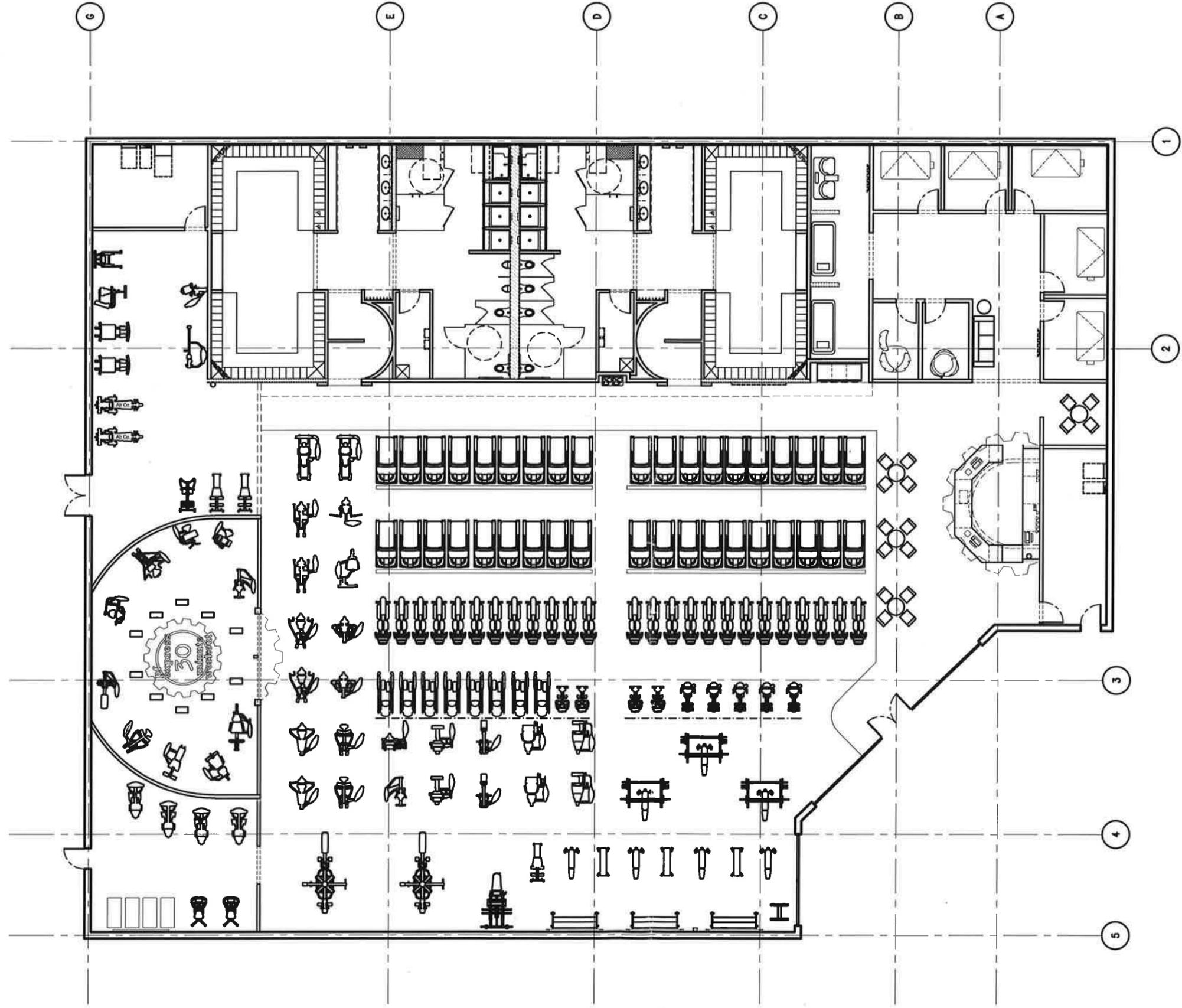
2200 HARBOR BOULEVARD COSTA MESA, CALIFORNIA 92627

GRAY ENTERPRISES 1185 WARNER AVENUE, TUSTIN, CA 92780 (714) 258-7145

LEASE PLAN

55





56

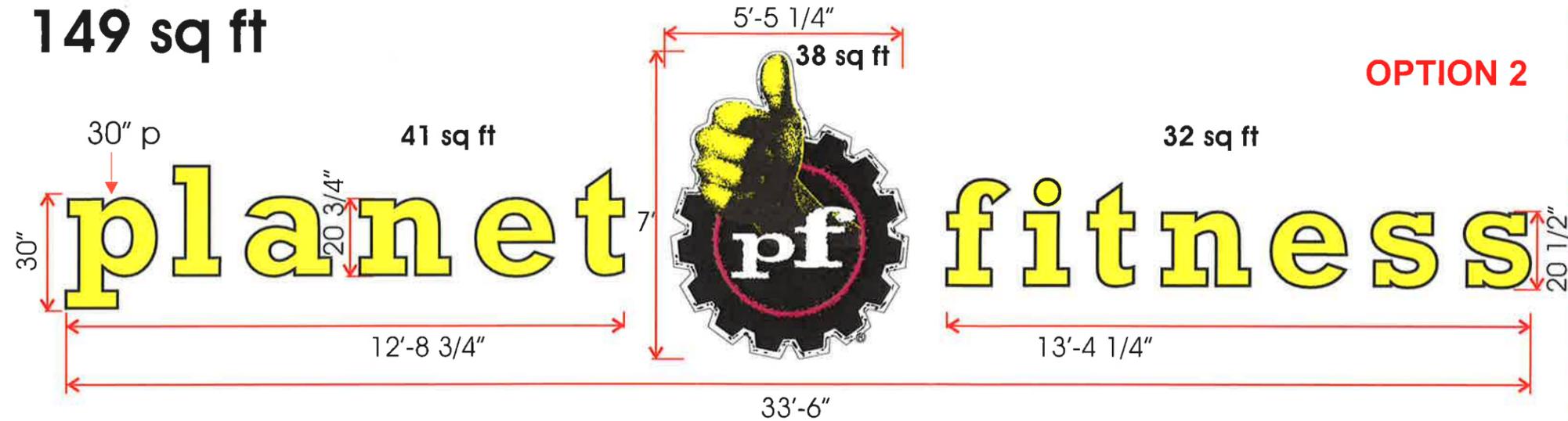
PF-Costa Mesa, CA

4/25/2014

16,940 SQ. FT.

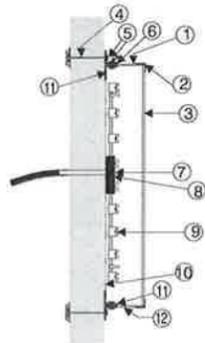
DKMullin Architects

149 sq ft



OPTION 2

Logo

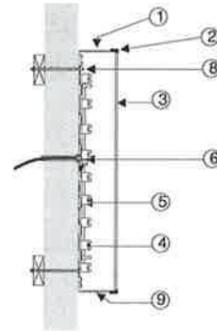


LOGO LED CHANNEL MOUNT

NOTES:

1. 5" Deep .063 Aluminum Returns - Black
2. 1" Metal Moldings - Black
3. 3/16" Plexiglass Faces - White w/ Vinyl Graphics
4. 3/8" Threaded Rod - Thru Bolts
5. 3/8" Bolts
6. 2"x2" Galvanized Wall Brackets
7. Low Voltage Wiring from LED Strip to Transformer
8. LED Powersource
9. LED Lighting System w/High Intensity (Est. 400 Candles per Metere Square-GE Systems)
10. .063 Aluminum Backs -
11. 3/16" Aluminum Angled Inner Frame
12. Weep Holes for Drainage

Letters



LED CHANNEL FLUSH MOUNT

NOTES:

1. 5" Deep .063 Aluminum Returns - YELLOW - Match Avery Yellow Rubber Duckie
2. 1" Vinyl Trim Cap - Black
3. 3/16" Plexiglass Faces - White w/YELLOW - Match Avery Yellow Rubber Duckie
4. .063 Aluminum Backs -
5. LED Lighting System w/High Intensity (Est. 400 Candles per Metere Square-GE Systems)
6. Low Voltage Wiring from LED Strip to Transformer
7. LED Powersource
8. 1/4" Threaded Rod - Thru Bolt
9. Weep Holes for Drainage

w/RAISED PARAPIT NEEDS TO BE BUILT



File Name	PLANET FITNESS - COSTA MESA CA_Shop
Scale	N/A
Client	Planet Fitness
Address	2100 Wilson Dr. Costa Mesa CA
Project	Channel Letters
Acct. Rep.	Lynn Loader
Designer	Steve L.
Date	4-11-14
Comments:	
Revision / Date	
I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN:	
Client's Approval:	DATE: ___/___/___
SIGNED:	
Landlords Approval:	DATE: ___/___/___
SIGNED:	
steve@regencysign.com	
lynn@regencysign.com	
This drawing is the property of Regency Signs Inc. and all rights to its use for reproduction are reserved by Regency Signs Inc.	
FINAL ELECTRICAL CONNECTION BY CUSTOMER	

PH-4

CRAGER, CHELSEA

From: Mick Meldrum <mmeldrum@icidevco.com>
Sent: Wednesday, October 22, 2014 2:57 PM
To: FLYNN, CLAIRE
Cc: CRAGER, CHELSEA
Subject: Planning Application PA-14-17, Planet Fitness

Claire,

I received the packet for the abovementioned project and have reviewed everything. I also discussed the project with our entire management staff earlier today. As I mentioned, as owners of the Harbor Center shopping center, we are concerned about parking for the proposed project because of our similar experience in Santa Ana at our Centre On 17th shopping center where LA Fitness operates across the street. We have many people that park in our center and walk across Tustin Ave. to go to the health club. The proposed project has a very similar situation and we are concerned the same thing could happen between Harbor Center and the K-Mart center.

We do not oppose the project however we suggest that the review of the parking after Planet Fitness is open for business be pushed out to at least 1-year to 18-months after they're open. We believe it will take that long for a new health club operator to sign a substantial amount of subscribers. Six months seems too short.

Please let me know if you have any questions.

Regards,

N. Mick Meldrum

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