



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 27, 2015

ITEM NUMBER:

PH-5

SUBJECT: PLANNING APPLICATION PA-15-09: CONDITIONAL USE PERMIT FOR AN INDOOR SWIM SCHOOL ("AQUATOTS") WITH A DEVIATION FROM SHARED PARKING REQUIREMENTS AT 2200 HARBOR BOULEVARD, SUITE P-120

DATE: APRIL 17, 2015

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 an indoor swim school (Aqua Tots) in the Kmart Plaza at 2200 Harbor Boulevard. The swim school would be located in a 6,939 square foot space, with proposed operating hours of Monday-Friday 9:00 a.m. to 8:00 p.m. and Saturday-Sunday 9:00 a.m. to 5:00 p.m. The proposal also includes a deviation from shared parking requirements due to unique operating characteristics (seven small class sizes of four students and one instructor) and the application of a previously-adopted shared parking program for the Kmart Plaza.

APPLICANT

Michelle Baldwin is the authorized agent for the property owner, Gray Enterprises, L.P.

RECOMMENDATION

Staff recommends the Planning Commission approve the project by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

Project Site/Environs

The project site is a 6,939 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) 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 ingress/egress on Wilson Street, three on Harbor Boulevard, and two on College Avenue.

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

ANALYSIS

Project Description

The proposed project is an indoor swim school for children. According to their marketing materials, Aqua Tots is a state-of-the art, year round indoor swim school facility to service the residents of the immediate area. It is a franchise business that was originally founded in Scottsdale, Arizona in 1991. There are currently 30 locations nationwide. Aqua Tots is the largest swim school franchise in the United States.

Student Teacher Ratio

Each Aqua Tots swim instructor is required to have 2 years of teaching prior to being eligible for a position. They must also go through 32 hours of a "Lessons for Life" training program and pass an Aqua Tots Water Safety Instructor Program. Group lessons maintain a 1 to 4 instructor to child ratio at all times.

Hours of Operation

The swim school is proposed to be open Monday-Friday 9:00 a.m. to 8:00 p.m. and Saturday-Sunday 9:00 a.m. to 5:00 p.m. The maximum class size is seven classes with four students and one teacher. Classes are typically 30 minutes long. Aqua Tots provides 450 to 700 lessons per month to an average of 800 to 900 families.

Justification for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution as noted below:

Conditional Use Permit Findings:

- *As an indoor swim school (with pool equipment and filtration systems located entirely indoors), the proposed use is substantially compatible with surrounding commercial and residential uses.*

Because of the location of the subject suite far from residential properties, no impacts to residential neighbors are anticipated. The project is anticipated to be compatible with surrounding commercial uses.

The proposed location of the swim school is in a tenant space directly abutting a commercial property, Newport Rib Company. Although the Kmart plaza shares a property line to the south with the Brighton Springs condominium complex, the property line nearest the proposed suite is shared with a commercial property. The proposed operating hours and characteristics of the swim school are compatible with surrounding office, retail, medical, and health club uses. The project is conditioned to conduct all training and instruction inside the tenant space, and precludes the use of the parking lot area or any outdoor areas for training, instruction, or marketing purposes.

- *Aquatots is required to maintain industry-level standards for instruction and swim safety; therefore, granting the CUP shall not be materially detrimental to the health, safety, and general welfare of the general public.*

Each AquaTots swim instructor is required to have 2 years of teaching prior to being eligible for a position. They also must go through 32 hours of training and pass a Water Safety Instructor Exam. A 1 to 4 instructor to student ratio shall be maintained.

The indoor swim school is conditioned to operate as described in the submitted business description, with small class sizes (maximum of four students and one teacher) and operating hours of Monday-Friday 9:00 a.m. to 8:00 p.m. and Saturday-Sunday 9:00 a.m. to 5:00 p.m. These operating characteristics are compatible with surrounding commercial uses. Additionally, the project is conditioned to conduct all uses within the tenant space, thereby maintaining safety of existing uses and circulation.

A condition of approval requires that the instructor to student ratio shall not exceed 4 students to one instructor, and that the training and safety certifications for the

instructors shall be easily accessible for viewing upon the request of a parent or City staff.

- Noise impacts from the operations of the indoor swim school shall be minimized through upgraded insulation materials and other noise-dampening measures.

The proposed in-ground pool will be approximately 29 feet wide and 68 feet long. There will be viewing areas for the parents with glass wall partitions looking into the pool area. The pool storage and equipment area is approximately 9 feet wide x 18 feet long.

A condition of approval requires that all pool equipment be located entirely indoors or within an enclosed equipment shelter to minimize any noise impacts to surrounding residential and commercial uses. A condition requires that the overall tenant space and the pool equipment area be sound attenuated with upgraded insulation materials to dampen the equipment noise and to minimize noise impacts to other tenants within the retail center to the fullest extent possible.

- Granting the CUP for AquaTots shall not allow a use, density, or intensity which is not in accordance with the General Plan.

The proposed space was formerly occupied by retail uses at Kmart Plaza. While the space is approximately 7,000 square feet in size, much of the area is devoted to the pool area, changing rooms, and viewing areas. The applicant indicated that the proposed operations would involve:

- | | |
|--|----------------------|
| ○ Maximum 10 employees at any given time. | 10 employees |
| ○ Maximum 7 swim classes with 4 students each. | 28 kids |
| ○ Maximum 1 instructor per class | <u>7 instructors</u> |
| ○ TOTAL | 45 persons |

The school closes at 8PM during the weekdays.

This type of use is within the intensity allowed for commercial uses at Kmart Plaza.

- The adopted shared parking program for K-Mart Plaza indicates that the proposed use could be accommodated within the existing parking supply.

In conjunction with the conditional use permit approved in October 2014 for Planet Fitness (PA-14-17), a parking study was approved for a shared parking program at 2200 Harbor.

The shared parking program 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 713 parking spaces, and at 5:00 p.m. on weekends, with a demand of 641 parking spaces. Because there are 755 parking spaces onsite, there will be sufficient parking for the proposed swim school.

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 or decrease in class size.

A condition of approval requires AquaTots to submit a parking study within 180 days of operation of the business to ensure that the business operations and parking assumptions are consistent with the shared parking study. This 6-month status report will be remitted to the Planning Commission for review as a consent calendar item.

- *AquaTots will serve as a major anchor tenant in a shopping center that could be revitalized.*

Some of the existing major tenants for this retail center include: Kmart, Party City, and Planet Fitness. The proposal will be the first indoor swim center in the Costa Mesa, and it will serve a demand for swim classes for families with young children. The patronage of these families may help revitalize the other food and retail uses in this center as a positive secondary effect of the swim school. Due to the required major investment in the built infrastructure for a swim school, Aquatots could become a long-term tenant who contributes to the success of the Kmart Plaza center.

GENERAL PLAN CONFORMANCE

As conditioned, the proposed project is in conformance with the 2000 General Plan. Specifically the project as designed complies with Community Design Objective CD-2A.8 stated as "Encourage increased private market investment in declining or deteriorated neighborhoods." The General Commercial land use designation is intended to permit a wide range of commercial uses. As conditioned, the proposed project is compatible with surrounding uses.

Aquatots will be making an investment of approximately \$500,000 into the conversion of the tenant space into an indoor swim school.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), Existing Facilities. This exemption applies to the minor alteration of existing public or private structures involving negligible or no expansion of use.

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 for additional information or 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 City's Zoning Code and General Plan. The proposed project, as conditioned, will minimize any adverse impacts to the surrounding properties. Additionally, adequate parking will be provided for the proposed use.



CHELSEA CRAGER
Assistant Planner



CLAIRE FLYNN, AICP
Assistant Director of Development
Services

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Applicant's Project Description
 3. Location and Zoning Maps
 4. Shared Parking Worksheet
 5. Photographs of Existing Site
 6. Proposed Concept Plans

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

Gray Enterprises, L.P.
Michelle Baldwin
1185 Warner Avenue
Tustin, CA 92780

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-09 FOR A CONDITIONAL USE PERMIT FOR A SWIM SCHOOL LOCATED AT 2200 HARBOR BOULEVARD SUITE P-120

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

WHEREAS, an application was filed by Michelle Baldwin, as the authorized agent on behalf of the property owner, Gray Enterprises, L.P., with respect to the real property located at 2200 Harbor Boulevard Suite P-120;

WHEREAS, the proposed project involves a conditional use permit for a swim school (Aqua Tots) in the Kmart Plaza at 2200 Harbor Boulevard. The swim school would be located in a 6,939 square foot suite, and the proposal also includes a deviation from shared parking requirements due to unique operating characteristics and a previously-adopted shared parking program. The proposed swim school will be operating Monday-Friday 9:00 a.m. to 8:00 p.m. and Saturday-Sunday 9:00 a.m. to 5:00 p.m. with maximum class sizes of 4 students and one instructor and up to 7 classes running simultaneously.

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 April 27, 2015 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-15-09 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-15-09 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 APRIL, 2015.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 27, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

- A. 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 location of the subject suite far from residential properties. The parking demand of the proposed use is compatible with parking demand existing at the subject property.

As an indoor swim school (with pool equipment and filtration systems located entirely indoors), the proposed use is substantially compatible with surrounding commercial and residential uses.

Because of the location of the subject suite far from residential properties, no impacts to residential neighbors are anticipated. The project is anticipated to be compatible with surrounding commercial uses.

The proposed location of the swim school is in a tenant space directly abutting a commercial property, Newport Rib Company. Although the Kmart plaza shares a property line to the south with the Brighton Springs condominium complex, the property line nearest the proposed suite is shared with a commercial property. The proposed operating hours and characteristics of the swim school are compatible with surrounding office, retail, medical, and health club uses. The project is conditioned to conduct all training and instruction inside the tenant space, and precludes the use of the parking lot area or any outdoor areas for training, instruction, or marketing purposes.

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.

Aquatots is required to maintain industry-level standards for instruction and swim safety; therefore, granting the CUP shall not be materially detrimental to the health, safety, and general welfare of the general public.

Each AquaTots swim instructor is required to have 2 years of teaching prior to being eligible for a position. They also must go through 32 hours of training and pass a Water Safety Instructor Exam. A 1 to 4 instructor to student ratio shall be maintained.

The indoor swim school is conditioned to operate as described in the submitted business description, with small class sizes (maximum of four students and one teacher) and operating hours of Monday-Friday 9:00 a.m. to 8:00 p.m. and Saturday-Sunday 9:00 a.m. to 5:00 p.m. These operating characteristics are compatible with surrounding commercial uses. Additionally, the project is conditioned to conduct all uses within the tenant space, thereby maintaining safety of existing uses and circulation. A condition of approval requires that the instructor to student ratio shall not exceed 4 students to one instructor, and that the training and safety certifications for the instructors shall be easily accessible for viewing upon the request of a parent or City staff.

Noise impacts from the operations of the indoor swim school shall be minimized through upgraded insulation materials and other noise-dampening measures.

The proposed in-ground pool will be approximately 29 feet wide and 68 feet long. There will be viewing areas for the parents with glass wall partitions looking into the pool area. The pool storage and equipment area is approximately 9 feet wide x 18 feet long. A condition of approval requires that all pool equipment be located entirely indoors or within an enclosed equipment shelter to minimize any noise impacts to surrounding residential and commercial uses. A condition requires that the overall tenant space and the pool equipment area be sound attenuated with upgraded insulation materials to dampen the equipment noise and to minimize noise impacts to other tenants within the retail center to the fullest extent possible.

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 due to the subject suite's distance from residential neighbors and condition to operate only within the suite.

Granting the CUP for AquaTots shall not allow a use, density, or intensity which is not in accordance with the General Plan.

The proposed space was formerly occupied by retail uses at Kmart Plaza. While the space is approximately 7,000 square feet in size, much of the area is devoted to the pool area, changing rooms, and viewing areas. The applicant indicated that the proposed operations would involve:

- | | |
|--|----------------------|
| ○ Maximum 10 employees at any given time. | 10 employees |
| ○ Maximum 7 swim classes with 4 students each. | 28 kids |
| ○ Maximum 1 instructor per class | <u>7 instructors</u> |

○ TOTAL

45 persons

The school closes at 8PM during the weekdays. This type of use is within the intensity allowed for commercial uses at Kmart Plaza.

The adopted shared parking program for K-Mart Plaza indicates that the proposed use could be accommodated within the existing parking supply.

In conjunction with the conditional use permit approved in October 2014 for Planet Fitness (PA-14-17), a parking study was approved for a shared parking program at 2200 Harbor.

The shared parking program 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 713 parking spaces, and at 5:00 p.m. on weekends, with a demand of 641 parking spaces. Because there are 755 parking spaces onsite, there will be sufficient parking for the proposed swim school.

- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(e) because:
- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties. The project is anticipated to be compatible with surrounding commercial uses. The project is conditioned to minimize noise impacts to nearby residential uses.
 - b. 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. The proposed use will be conditioned to conduct all organized teaching and training indoors to prevent any safety issues caused by these activities occurring in parking areas or on sidewalks.
 - c. The project, as conditioned, is consistent with the General Plan. 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 to serve local and regional needs and should be insulated from sensitive uses through buffers or onsite mitigation measures. The proposed project will be insulated from the nearby residential uses due to the location of the suite within the commercial development.
 - d. The proposed use is compliant with performance standards as prescribed in the Zoning Code. The proposed swim school will be conditioned to operate as described in the submitted business description and is compliant with Zoning Code.

- e. The planning application is for a project-specific case and does not establish a precedent for future development. Approval will apply to this project-specific locations. Conditions have been included that are specific to the proposed project.

- C. The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1) for 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.

- 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 swim school operating Monday-Friday 9:00 a.m. to 8:00 p.m. and Saturday-Sunday 9:00 a.m. to 5:00 p.m. with maximum class sizes of 4 students and one instructor and up to 7 classes running simultaneously. The operational characteristics involve the following:

- o Maximum 10 employees at any given time. 10 employees
- o Maximum 7 swim classes with 4 students each. 28 kids
- o Maximum 1 instructor per class 7 instructors
- o TOTAL MAX 45 persons

Any significant change in the operational characteristics will require approval of an amendment to the conditional use permit, subject to Planning Commission approval. The Development Services Director shall make a determination that certain changes could be approved at a staff level.

2. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
3. The conditions of approval, code requirements, and special district requirements of PA-15-09 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, number of classes, or class size.
7. Parking for patrons and employees of the business shall occur on-site. Employee or patron parking on public streets or adjacent properties shall be considered a violation of the terms of approval of the conditional use permit.
8. Tenant signage shall comply with the City's Sign Code.
9. 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.
10. 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.
11. All uses shall be conducted within the tenant space (underroof). No activities may take place in the parking lot or on public sidewalks.
12. Loudspeakers, public address and/or paging systems, and two-way radios shall be prohibited outside any building.
13. A 1 to 4 instructor to student ratio shall be maintained. The instructor to student ratio shall not exceed 4 students to one instructor, and training and safety certifications for the instructors shall be easily accessible for viewing upon the request of a parent or City staff.
14. All pool equipment shall be located entirely indoors or within an enclosed equipment shelter to minimize any noise impacts to surrounding residential and commercial uses. The overall tenant space and the pool equipment area shall be sound attenuated with upgraded insulation materials to dampen the equipment noise and to minimize noise impacts to other tenants within the retail center to the fullest extent possible. Prior to issuance of a building permit, a certification from an acoustical engineer shall indicate that noise attenuation measures have been applied to the fullest extent possible to minimize noise impacts to adjacent commercial tenants and the surrounding community.

15. The applicant shall submit a parking study within 180 days of operation of the business to ensure that the business operations and parking assumptions are consistent with the shared parking study. This 6-month status report will be remitted to the Planning Commission for review as a consent calendar item.

CODE REQUIREMENTS

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.

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|----------------|----|---|
| Const.
Hrs. | 1. | 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. | 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 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. | Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2013 California Building Code.

1- Accessibility shall be to and through the front door and to the commercial space from the public sidewalk.

2- Accessible restrooms/bathrooms in the commercial space.

3- Accessible parking.

4- Accessible entry door, ramps, landings, sidewalks, hallways, strike edge clearances and elevation changes. |
| Bus.
Lic. | 4. | 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. |
| Fire | 5. | Occupancy shall comply with requirements for assembly occupancy per California Building Code, 2013. |

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- | | | |
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| AQMD | 1. | Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |
|------|----|---|

CDFA 2. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-15-09 FOR PROPERTY LOCATED AT 2200 HARBOR BOULEVARD SUITE P-120

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

WHEREAS, an application was filed by Michelle Baldwin, as the authorized agent on behalf of the property owner, Gray Enterprises, L.P., with respect to the real property located at 2200 Harbor Boulevard Suite P-120, requesting approval of a conditional use permit, including a parking deviation for a swim school; and

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 27, 2015 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-15-09 with respect to the property described above.

PASSED AND ADOPTED THIS 27TH DAY OF APRIL, 2015.

Robert L. Dickson, Jr., 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-15-09. 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.



Attention : Costa Mesa Planning Department Information

Description of classes for Aqua Tots :

Hours of Ops - Monday- Friday 9am-8pm Saturday and Sunday 9am-5pm

of employees - 20 (3 Full time, the rest part time). Never more than 10 employees working at a time

Class size - 80% of classes are 4:1 ratio (4 kids to 1 teacher). The other 20% would be 1:1 or 2:1

of Classes - Mornings (9am-1pm) can have up to 4 classes going on at once (they are 30 minute classes). evenings (4pm-8pm) can have up to 7 classes going on (they are 30 minute classes)



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AQUA-TOTS

SWIM SCHOOLS

**The
nationwide
leader in
swimming
instruction.**

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The Aqua-Tots Story

Aqua-Tots was founded in Scottsdale, AZ, by Ron and Jane Sciarro in April 1991. Since its inception, this initial home based business exploded with success. Initially, they worked from their home office as a seasonal swim school operation (March through October). Over the next few years, the founders realized there were very few quality swim programs or options for parents to enroll their children. As a result, Aqua-Tots started to design and develop a state-of-the-art training curriculum that focuses on meeting two specific needs – the child and the parent. Soon after the release of the first training program, Aqua-Tots Swim School exploded again with locations throughout the Phoenix metropolitan area.

After years of requests to build an indoor swim school facility to continue their children in the Aqua-Tots Swim Program throughout the year, the founders began the process of designing a year-round swim school facility.

In April 2005, the founders of Aqua-Tots partnered with another family, Paul and Heather Preston to create the beginning stages of the franchise model and formed "Aqua-Tots Swim Schools", an Arizona Limited Liability Company.

By July 2005, Aqua-Tots designed and developed a state-of-the-art, year-round indoor swim school facility to service the residents of

metropolitan Phoenix. After years of mastering how to sell, teach and retain a solid employee and a large client base, Aqua-Tots Swim School had completed its final stages of developing its franchise business model to be replicated throughout the United States.

Because of Aqua-Tot's attention to details, strategic planning and focus on being the best swim school, our franchisees are revolutionizing the swim school industry and are setting the pace in the market. And today we have nearly 30 locations nationwide!





**Over 20 years in
the Swim Instruction
Business**

AQUA-TOTS
SWIM SCHOOLS

www.Aqua-Tots.com

The Largest Swim School Franchise in the United States

Aqua-Tots Swim Schools teaches children the importance of water safety and encourage a life-long love for swimming. Since 1991, our Learn to Swim Safe has certified thousands of children to swim, and we have grown to become the **largest national swim school business in the United States.**

As an active member of the US Swim School Association, we are dedicated to making a difference in the lives of children and their families. Each Aqua-Tots swim instructor is required to have 2 years of teaching prior to being eligible for a position. They also must go through 32 hours of our "Lessons for Life" training and must pass the rigorous Aqua-Tots Water Safety Instructor exam. Each student will be sure to receive personal attention from these qualified teachers as each group lesson maintains a 1:4 instructor to child ratio.

For children aged 1-14,
FATAL DROWNING
is the 2nd-leading cause of
unintentional injury-
related death
(behind motor vehicle crashes)

27% of all
UNINTENTIONAL
injuries among children
aged 1-4 years are
due to drowning

EVERY DAY,
about 10 people die from
unintentional drowning



Source: Centers for Disease Control and Prevention

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Always Increasing Patronage to Other Business

Overall, children's services are in demand by parents and have proven to be recession-resistant in strong demographic markets. In 2008, at the height of the recent deep recession, Aqua-Tots experienced 25% revenue growth!

- Our year round training centers offer parents a clean, safe, family friendly teaching environment where the water is always 90°!
- We teach 450 to 700 lessons per month
- The average class cost is \$72 per month or \$16.50 per lesson
- An average of 800 to 900 families a week visit Aqua-Tots, causing increased patronage to other businesses in the shopping center

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AQUA-TOTS
SWIM SCHOOLS

www.Aqua-Tots.com

Adding 10-12 Retail Locations per Year around the United States

As a retail concept, we know that the success of each Aqua-Tots has a lot to do with selecting a key location. After years of opening up new swim schools, we have formulated a method for selecting these optimal sites based on the following real estate criteria:

Ideal Size
3,800 to 5,000 sf

Ideal Space
2nd generation site with no columns in the middle of the space

Average Build-out Cost
\$425,000 for 1st generation space

Target Demographic

12,000 children under the age of 5 within 5 miles
Average household income of \$80,000 or higher

Ideal Space Attributes

In ground pool that is approximately 48' x 24' (to create eight 10'x12' teaching zones)
Viewing, registration and retail area with glass wall partitions looking into the pool area
5-8 unisex changing rooms
2-3 unisex bathrooms
1-2 small offices
1-2 storage areas

Equipment storage location outside in an enclosed area

Ideal Co-tenancy

Daily needs generators such as grocery stores or other children oriented services

Positioning

Aqua-Tots is somewhat destination driven and has the ability to go inline in order to get into key trade areas

TI Allowance

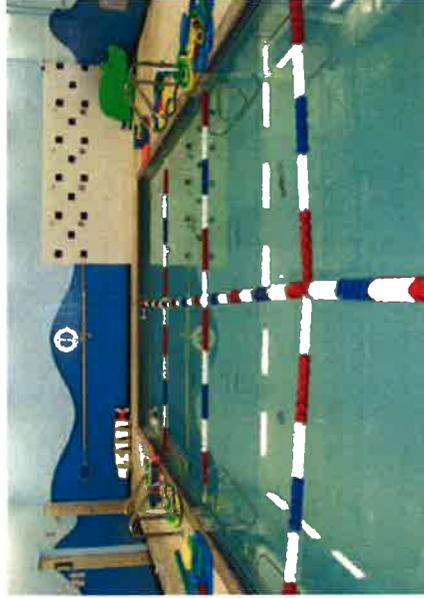
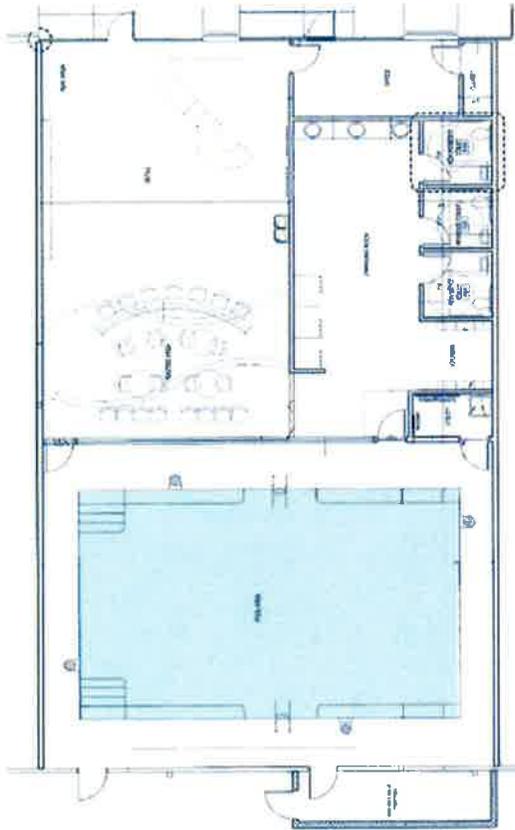
Upfront incentives are extremely important
The average Aqua-Tots TI Allowance is \$40 psf



Featured Locations

SAN ANTONIO, TX

Real Estate Type: 1st Generation, In Line



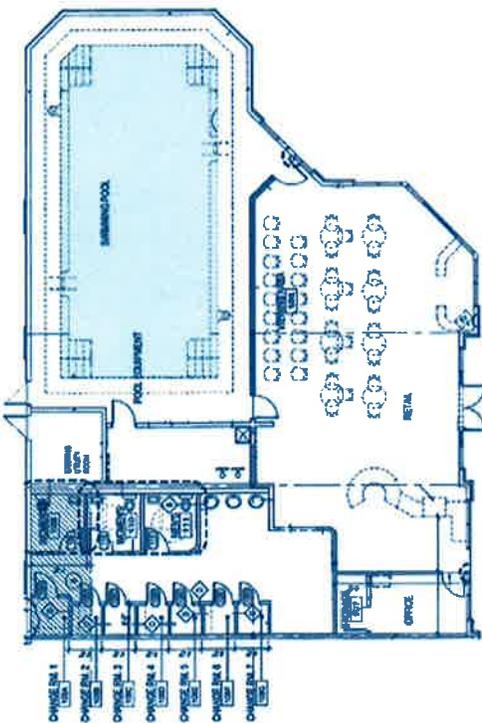
AQUA-TOTS
SWIM SCHOOLS

www.Aqua-Tots.com

Featured Locations

EAGLE, ID

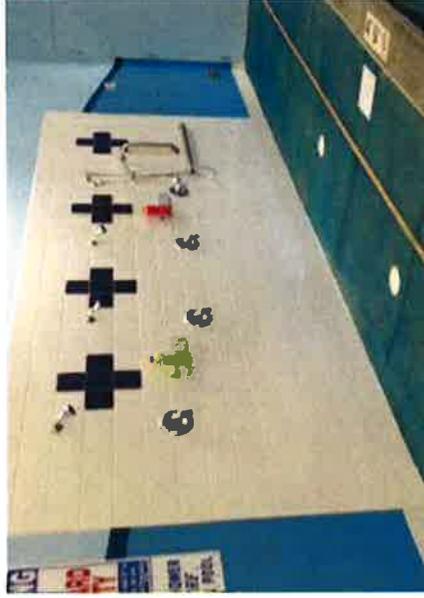
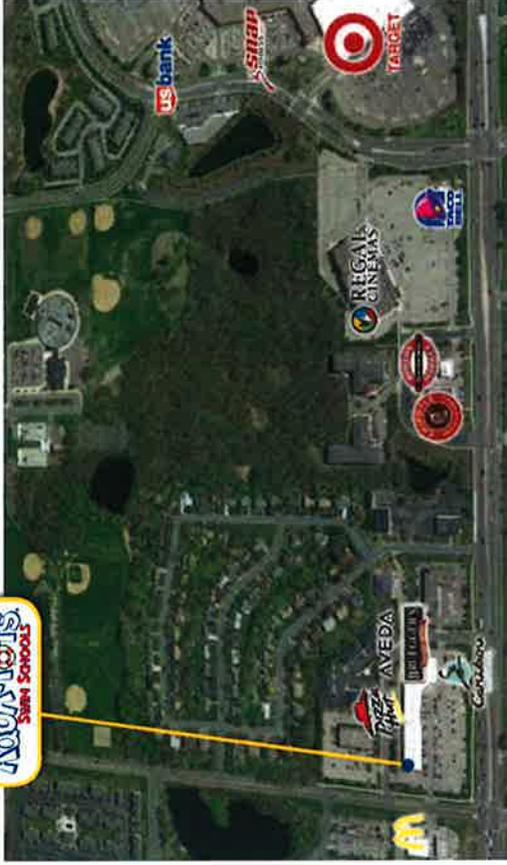
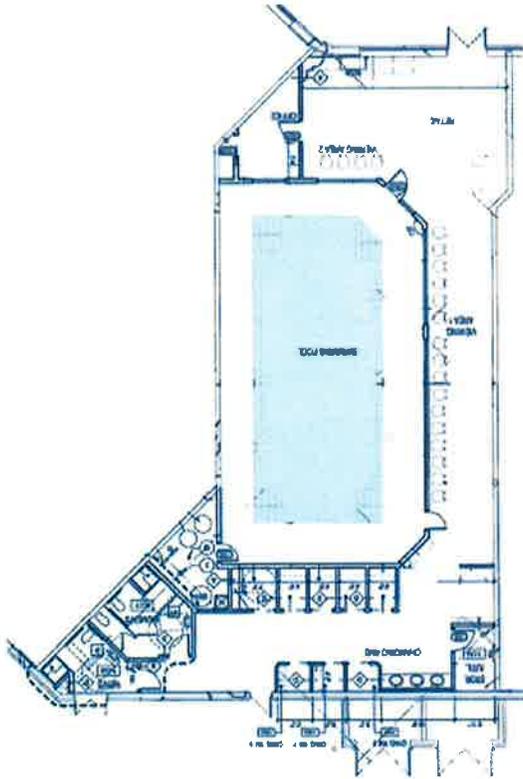
Real Estate Type: First Generation, End Cap



Featured Locations

EAGAN, MN

Real Estate Type: Second Generation (former mortgage office), In Line



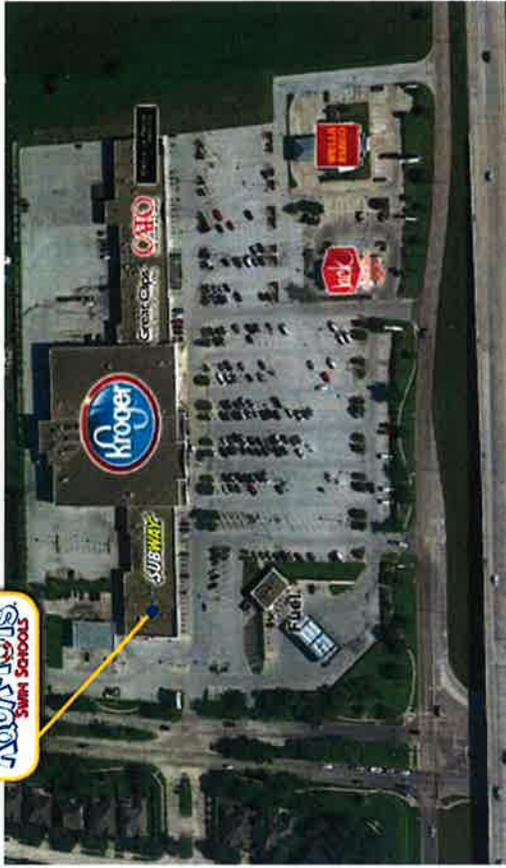
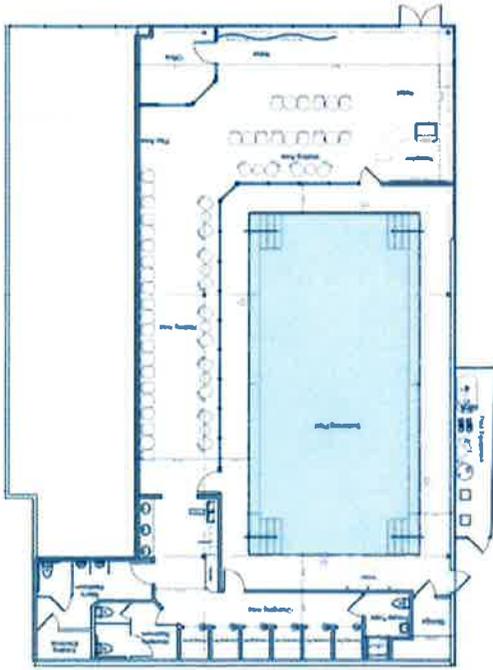
AQUA-TOTS
SWIM SCHOOLS

www.Aqua-Tots.com

Featured Locations

KATY, TX

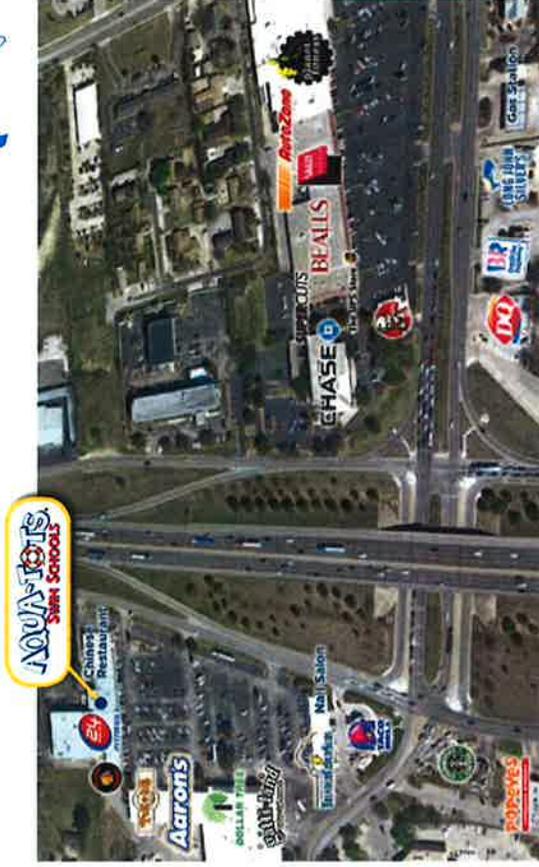
Real Estate Type: 2nd Generation (former Blockbuster), End Cap



Featured Locations

ROUND ROCK, TX

Real Estate Type: 2nd Generation (former Physical Therapy), In Line



AQUA-TOTS
SWIM SCHOOLS

www.Aqua-Tots.com

Financial Break-down

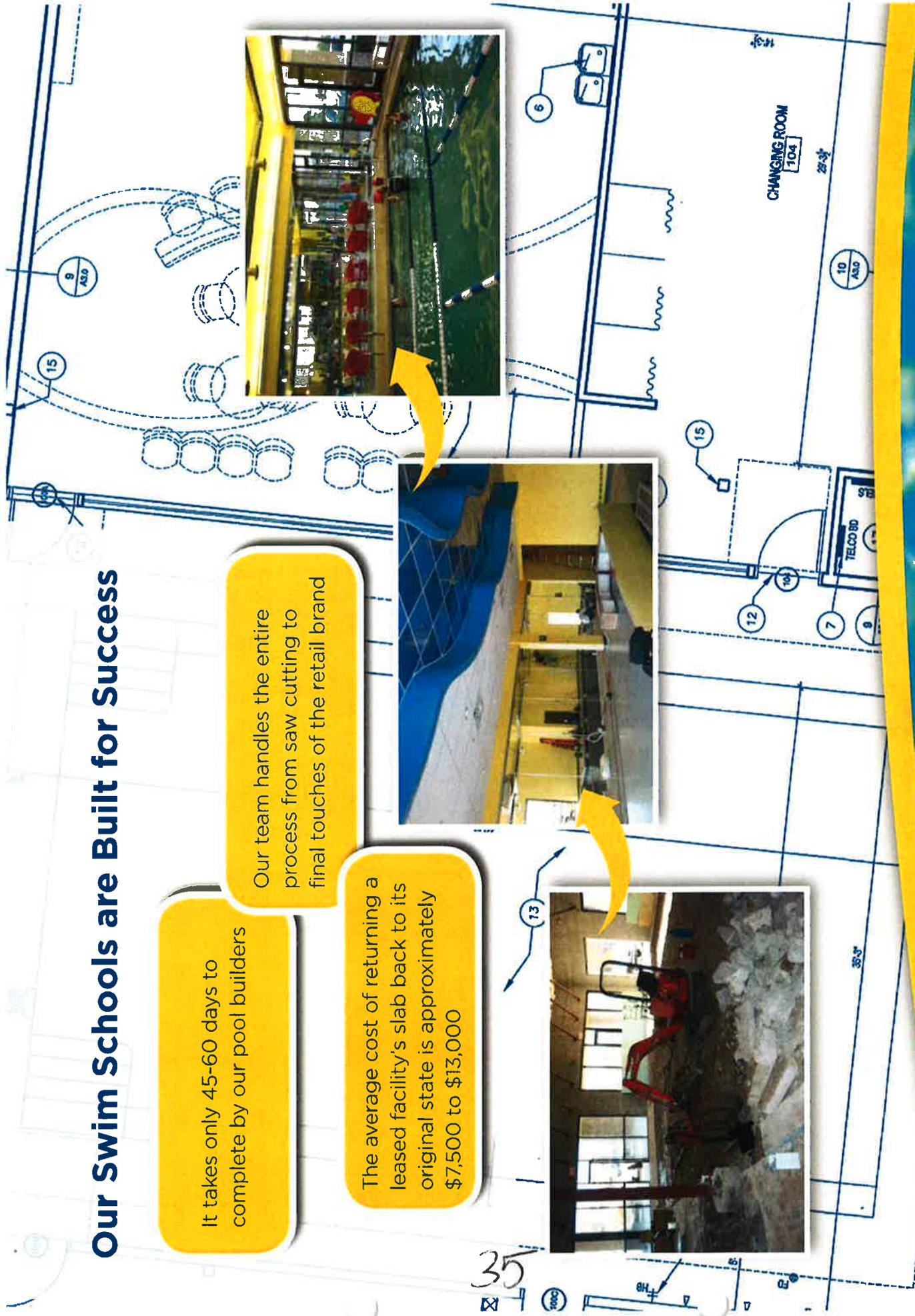
Pool & Equipment	\$90,000	Dumpster Fees & Demolition (Walls, Flooring)	\$6,000
Pool Concrete Removal & Pour Acid-Wash	\$15,000	Exterior Pump Room With Cedar Fence & Poles	\$2,000
ADA Fire Alarm	\$6,200	Roof Penetrations	\$1,200
New Gypboard Wall & Insulation	\$28,000	Storefront Removal & Replacement	\$1,200
Ceilings	\$8,000	Ceramic	\$2,000
Door Frames & Hardware	\$5,000	Pool Walkway Surface	\$2,500
Paint	\$15,000	FRP	\$2,000
Glass & Glazing (Pool Walls & Doors)	\$22,000	Accessories	\$3,000
Flooring	\$18,000	Carpentry & Misc.	\$4,000
Plumbing	\$32,000	Misc.	\$1,000
Mechanical	\$35,000	Permits	\$2,000
Electrical	\$50,000	Insurance	\$3,600
Wood Blocking	\$500	General Conditions & Superintendent Cost	\$10,000
Fire Sprinkler	\$7,500	Contractors Fees	\$25,000
Restroom Accessories & Toilet Partitions	\$6,000	Tax	\$20,000
Corner Guards (4)	\$500		
Millwork	\$1,000		
		TOTAL	\$425,000

Our Swim Schools are Built for Success

It takes only 45-60 days to complete by our pool builders

Our team handles the entire process from saw cutting to final touches of the retail brand

The average cost of returning a leased facility's slab back to its original state is approximately \$7,500 to \$13,000



Testimonials

"Aqua-Tots has been not just a great business opportunity for us but a wonderful chance to interact with young families in our community. Giving kids and parents a fun, professional place to develop swim skills and to get to know those in their community along the way has been significant and fun for us. From a business perspective what attracted us most was the high demand - underserved swim lesson market combined with the level of support from the franchisors, Ron and Paul. Their business and technical competency, follow-through and level of support prior, during and after training has exceeded our expectations. This personal commitment to their franchisees' success truly differentiates them in this tremendously exciting, emerging market of swim schools."

Brent and Teresa; Franchisees - Phoenix, Arizona

"When shopping for a business concept we were looking for something we could stand behind and be proud to offer to our community. Owning an Aqua-Tots Swim School has given us great pride that we are offering a service that teaches children life savings skills. Becoming an Aqua-Tots franchisee has been one of the most rewarding decisions that we have ever made."

Monish Chadha; Franchisee - Katy, Texas



Aqua-Tots[®]
SWIM SCHOOLS

Press

Shopping Center Times

R E T A I L I N G T O D D A Y

Liquid assets

AQUA-TOTS IS ENABLING KIDS TO ACQUIRE LIFE-SAVING SKILLS AT THE MALL
By Missy Wilcox

ments, or teach CPR and first aid. The company's entire infrastructure is a year. Adult swim lessons are offered too, though primarily, not in a group. Another service involves pool parties at the shopping center sites—complete with instructors, aquatic games, gifts, gifts bags and the like.

The instructors are required to have two years of teaching experience and must complete 32 hours in a nationally recognized water-safety program, after which they must pass a rigorous examination. "We know that swimming is a skill that everyone needs to learn, and childhood drowning is an epidemic around the world," Preston said. "Ron has been on the board of directors for the U.S. Swim School Association for the past three years, and Aqua-Tot has

surprised that the business is doing so well. Yes, Aqua-Tots Swim Schools, which opened its first "total unit" in 2005, has since expanded to 11 locations — throughout Arizona, Georgia and Texas, and even one in Kuwait. The company has plans to walk the water given the nature and popularity of the service offered, perhaps it is no surprise that the business is doing so well. Yes, Aqua-Tots Swim Schools, which opened its first "total unit" in 2005, has since expanded to 11 locations — throughout Arizona, Georgia and Texas, and even one in Kuwait. The company has plans to walk the water

each student, but that we also give parents an opportunity to have the children learning in some positions. Our growth is due directly to parents who care about the safety of their children and want them to become strong swimmers." Aqua-Tots classes are small, with a ratio of four students per instructor, and range from Tadpole (initially 6 to 18 months — basic skills) to Sharks (age 4 and up — involve and back, breast and butterfly strokes). At-home summer programs are offered too, with instruction on how to make those calls. Other programs prepare students for competition, provide water therapy for special



A PLACE TO TURN TOTS INTO WATER BABIES

JANUARY 2012 • 23

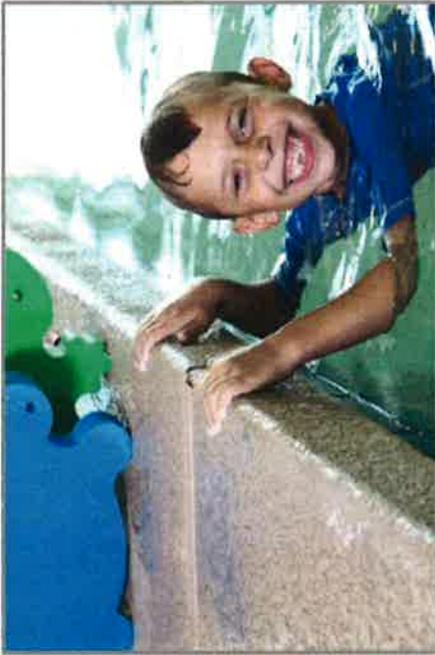


been a member for the past 12 years." Aqua-Tots operates over 100 company-owned units, in America, all the other air franchises. The regional minimum capital investment for franchisees is between \$460,000 and \$580,000. As a cheaper option, a franchisee could choose to start the business from home for the \$200,000. The company looks at such things as how frequently the parents visit a Target or a grocery store and

that a retail location will be acquired within two years. Nearly all the current facilities are at shopping centers and typically measure some 4,300 square feet. When choosing sites, Aqua-Tots likes high visibility, a growing area economy and a high density of families. The company looks at such things as how frequently the parents visit a Target or a grocery store and

parents households, with annual income of \$65,000 or more. "We are a destination business, but each the opening of a casual retail space also were major retail malls," Preston said. "This move to retail locations has led to increased profitability for our franchisees."

As for franchised, they are finding this international system to be a huge draw. "At its core, Aqua-Tots Swim Schools is a family business that becomes a light in the community," Preston said. "We attract thousands of families to our stores each year, who are also attracted to other retailers, such as retail stores, secretariat shops and hair salons." For franchising and leasing information, contact Paul Preston at (480) 627-3228 or paul@aquatots.com.



24 • OCTOBER 2011

Featured

WALL STREET JOURNAL



AQUA-TOTS SWIM SCHOOLS

www.Aqua-Tots.com

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AQUA-TOTS SWIM SCHOOLS

For Company Inquiries and Opportunities:

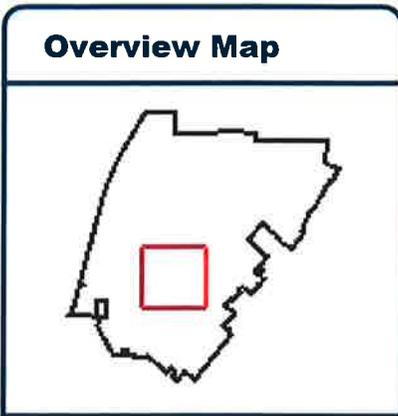
Aqua Tots Corporate Headquarters
1122 South Greenfield Road
Mesa, Arizona 85206
480.621.3226



retail strategy
REAL ESTATE GROUP

For Real Estate Inquiries and Opportunities:

The Retail Strategy
National Broker
127 E Riverside Drive, Suite 110
Austin, Texas 78704
512.494.4500



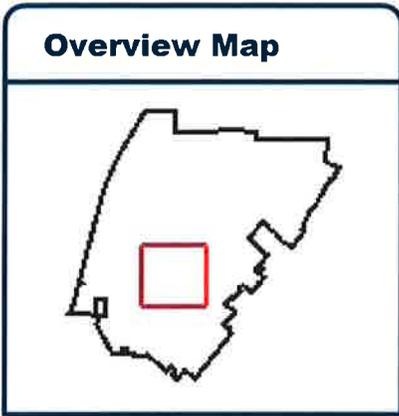
Legend

Address Small		Freeway		Freeway Major Newport BLVD (cont)		Primary
Address Points		Roads		Collector (cont)		SECONDARY
						Hydrology Channels



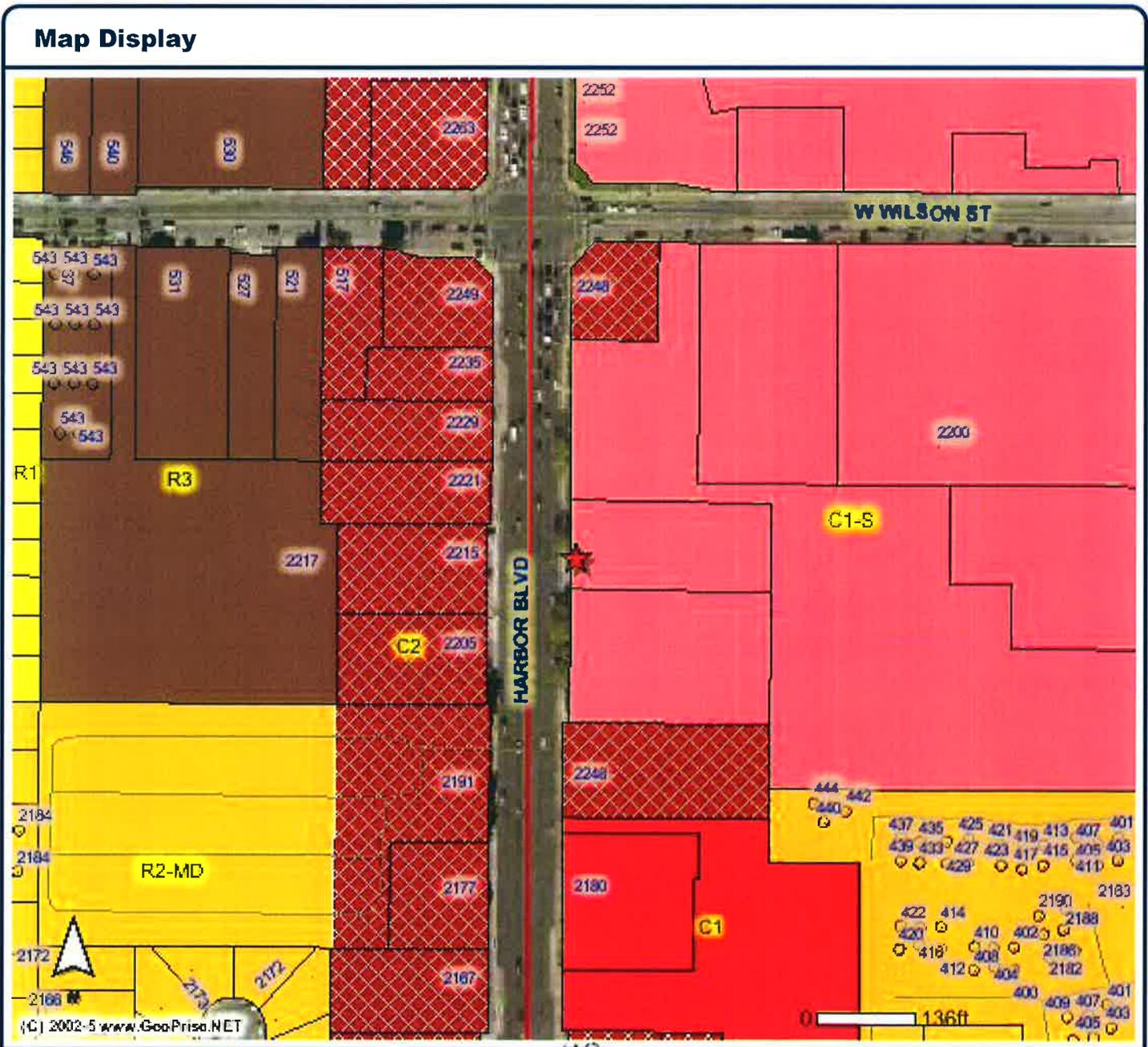
City of Costa Mesa

2200 HARBOR ZONING - [Created: 4/16/2015 10:05:14 AM] [Scale: 261.28] [Page: 8.5 x 11 / Portrait]



Legend

Address Small		Freeway		Newport BLVD Primary		Street Names
Address Points		Roads		SECONDARY		Street Centerlines
		Collector		Hydrology Channels		Parcel Lines
		Freeway				
		Major (cont)				



40

SHARED PARKING DEMAND
MIXED USE DEVELOPMENT

USE	Restaurant (include food service for bowling alleys)										Fitness Studios/Gyms/Health Clubs			Total Parking Demand By Hour	Comparison To Parking Supply By Hour
	General Office		Fine/Casual		Family		Fast Food >300		Up to 10,000		to >30,000				
	Up to 100,000 (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Dining >300 (Sq. Ft.)	1st 3,000 (Sq. Ft.)	Restaurant >300 (Sq. Ft.)	1st 3,000 (Sq. Ft.)	Fast Food >300 (Sq. Ft.)	Up to 10,000 (Sq. Ft.)	30,000 (Sq. Ft.)	>30,000 (Sq. Ft.)				
SIZE	10,162	9,180	135,231	3,848	0	1,762	4,600	6,939	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	541	38	0	18	46	69	113	0					
MODE ADJ.	10%	10%	10%	10%		10%	10%		10%						
WEEKDAY															
6:00 AM	1	0	14	0	0	4	3	49	72	0	143	612			
7:00 AM	10	0	34	1	0	6	5	30	44	0	131	624			
8:00 AM	26	40	87	3	0	7	9	30	44	0	246	509			
9:00 AM	34	46	190	4	0	9	14	49	72	0	417	338			
10:00 AM	37	50	307	8	0	10	24	49	72	0	557	198			
11:00 AM	35	50	384	14	0	10	36	55	81	0	665	90			
NOON	31	26	424	24	0	12	41	42	62	0	662	93			
1:00 PM	32	46	438	24	0	10	41	49	72	0	713	42			
2:00 PM	37	50	424	22	0	6	38	49	72	0	697	58			
3:00 PM	35	50	404	14	0	5	26	49	72	0	656	99			
4:00 PM	31	46	404	17	0	5	23	55	81	0	663	93			
5:00 PM	17	43	419	24	0	9	26	63	93	0	694	61			
6:00 PM	8	33	419	30	0	9	36	69	102	0	705	50			
7:00 PM	4	15	419	31	0	9	34	62	92	0	665	90			
8:00 PM	2	7	360	31	0	9	22	54	79	0	563	192			
9:00 PM	1	0	239	31	0	7	14	46	68	0	405	350			
10:00 PM	0	0	141	30	0	6	9	23	34	0	244	512			
11:00 PM	0	0	49	23	0	6	5	7	10	0	101	654			
MIDNIGHT	0	0	0	8	0	3	3	0	0	0	14	742			

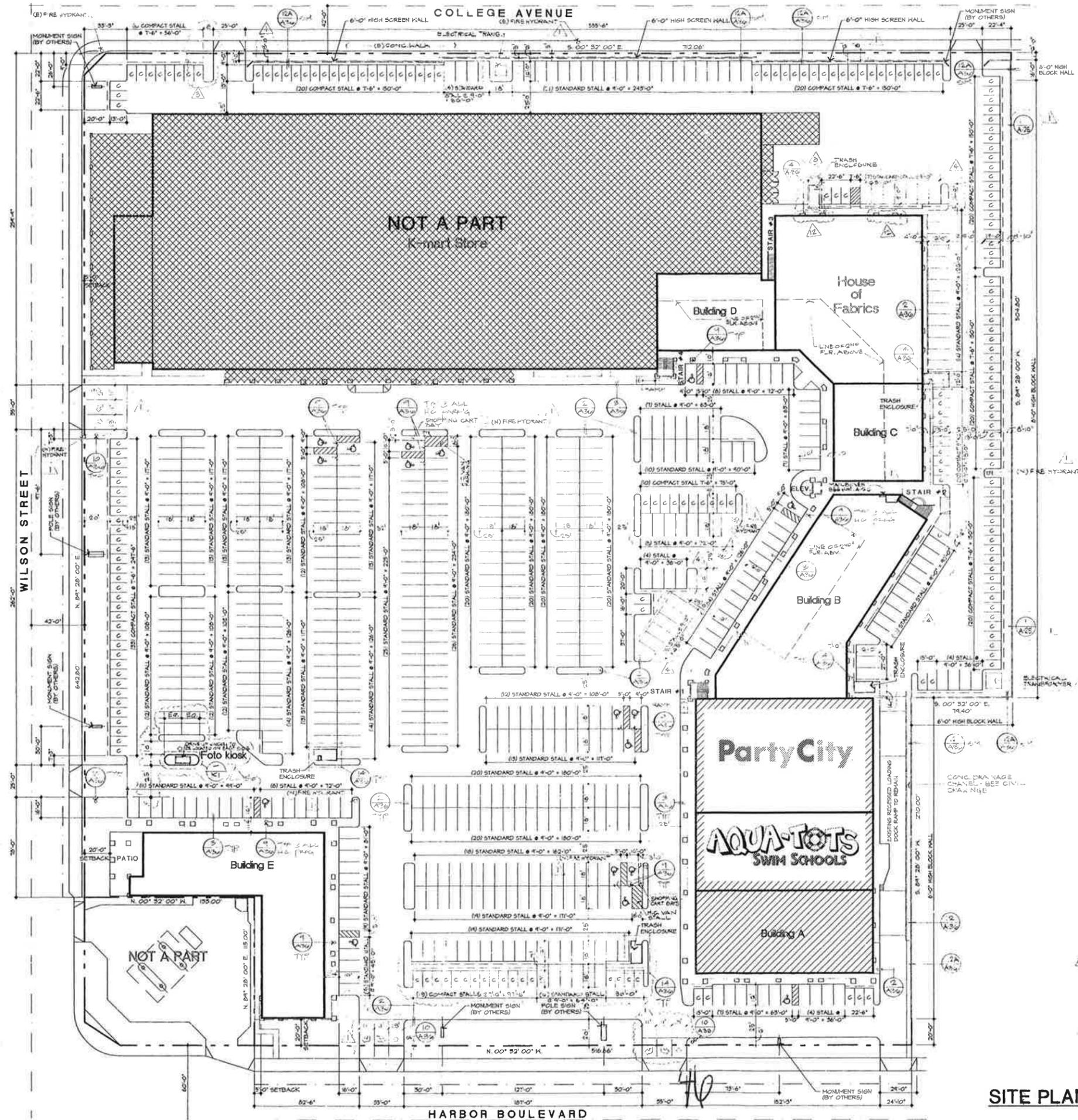
713





NORTH ELEVATION (PARTIAL VIEW)

SCALE: 1/4" = 1'-0"



GENERAL INFORMATION:
 BUILDING CODE: 1988 U.B.C.
 TYPES OF CONSTRUCTION: TYPE V (N) (SPRINKLERED)
 OCCUPANCY: B-2
PROJECT SUMMARY:
 SITE AREA: 12.15 ACRES (526,743 S.F.)
 BUILDING AREA: 189,388 S.F.
 TOTAL FOOTPRINT: 175,053 S.F.
 COVERAGE: 33%

BUILDING AREA TABULATIONS:

BUILDING A: (EXISTING BUILDING TO BE REMODELED)	8,985 S.F.
BUILDING B: (NEW BUILDING)	13,806 S.F.
BUILDING B1: (NEW BUILDING)	4,400 S.F.
BUILDING C: (NEW BUILDING)	5,290 S.F.
BUILDING C1: (NEW BUILDING)	6,615 S.F.
BUILDING D: (NEW BUILDING)	5,425 S.F.
BUILDING D1: (NEW BUILDING)	3,320 S.F.
BUILDING E: (NEW BUILDING)	11,900 S.F.
HOUSE OF FABRICS: (NEW BUILDING)	14,490 S.F.

* THE FOLLOWING TABULATIONS ARE FOR REFERENCE USE ONLY. THE TENANT IMPROVEMENT AND/OR SHELL PLANS WILL BE SUBMITTED UNDER A SEPARATE PERMIT.
K MART STORE: (EXISTING BUILDING TO BE REMODELED)
 * SHELL AND TENANT IMPROVEMENT (N.I.C.)
 (EXISTING AREA) 67,400 S.F.
 (PROPOSED ADDITION) 26,657 S.F.
 TOTAL: 94,057 S.F.

OFFICE DEPOT: (EXISTING BUILDING TO BE REMODELED)
 * TENANT IMPROVEMENT (N.I.C.) (EXISTING AREA) 21,000 S.F.
PHOTO KIOSK:
 * SHELL AND TENANT IMPROVEMENT (N.I.C.) (EXISTING AREA) 100 S.F.

OVERALL TOTAL BUILDING AREA: 189,388 S.F.

PARKING TABULATIONS:

PARKING SPACES REQUIRED:	
BUILDING A:	1/250 S.F. = 36 STALLS
BUILDING B:	1/250 S.F. = 55 STALLS
BUILDING B1:	1/250 S.F. = 17 STALLS
BUILDING C:	1/250 S.F. = 21 STALLS
BUILDING C1:	1/250 S.F. = 26 STALLS
BUILDING D:	1/250 S.F. = 22 STALLS
BUILDING D1:	1/250 S.F. = 13 STALLS
BUILDING E:	1/250 S.F. = 36 STALLS
(RETAIL SHOPS AREA: 8,900 S.F.)	1/250 S.F. = 36 STALLS
(RESTAURANT AREA: 3,000 S.F.)	1/100 S.F. = 30 STALLS
(OUTDOOR DINING PATIO W/9-TABLES)	2/TABLE = 6 STALLS
HOUSE OF FABRICS:	1/250 S.F. = 58 STALLS
K MART STORE:	
(RETAIL AREA: 94,057 S.F.)	1/250 S.F. = 376 STALLS
OFFICE DEPOT:	1/250 S.F. = 84 STALLS
PHOTO KIOSK:	1/250 S.F. = 1 STALL
TOTAL PARKING SPACES REQUIRED:	781 STALLS

PARKING SPACES PROVIDED:

STANDARD STALLS:	569 STALLS
COMPACT STALLS:	156 STALLS
HANDICAP STALLS: (STANDARD STALL)	15 STALLS
HANDICAP STALLS: (VAN STALL)	2 STALLS
TOTAL PARKING PROVIDED:	782 STALLS

STALL SIZES:

STANDARD STALL SIZE: (NET SIZE: 9'-0" x 16'-0" W/ 2'-0" OVERHANG)	9'-0" x 16'-0"
COMPACT STALL SIZE: (NET SIZE: 7'-6" x 13'-6" W/ 1'-6" OVERHANG)	7'-6" x 13'-6"
HANDICAP STANDARD STALL SIZE: (NET SIZE: 14'-0" x 16'-0" W/ 2'-0" OVERHANG)	14'-0" x 16'-0"
HANDICAP VAN STALL SIZE: (NET SIZE: 17'-0" x 16'-0" W/ 2'-0" OVERHANG)	17'-0" x 16'-0"

- SITE PLAN NOTES:**
- FOR ADDITIONAL DIMENSION INFORMATION SEE INDIVIDUAL FLOOR PLANS.
 - FIRE SPRINKLER PLANS ARE TO BE SUBMITTED BY THE CONTRACTOR TO THE BUILDING DEPARTMENT AND THE COSTA MESA FIRE DEPARTMENT FOR THEIR REVIEW AND APPROVAL. THIS SHOULD BE DONE PRIOR TO ANY ORDERING OR INSTALLATION. (FIRE SPRINKLER PLANS ARE TO CONSIST OF: LOCATIONS OF ALL ON-SITE FIRE HYDRANTS, BUILDING SUPPLY LINES, SENSORS, CONTROLS, ETC.).
 - SEE THE CIVIL DRAWINGS FOR FINISH GRADES, SITE DRAINAGE, PAVING, CURBS, SITE IMPROVEMENTS, DETAILS, UTILITIES, ETC. PREPARED BY: ANACAL ENGINEERING COMPANY (ATTENTION: JACK OHANA) (714) 774-1763.
 - PROVIDE POSITIVE SURFACE DRAINAGE AROUND THE BUILDING.
 - A SEPARATE PERMIT APPLICATION IS REQUIRED FOR SIGNS, BLOCK WALLS, LIGHT STANDARDS, DEMOLITION, GRADING, TRASH ENCLOSURES, ETC.
 - SEE THE LANDSCAPE PLANS FOR PLANTING, BERMS, IRRIGATION, SITE HARDSCAPE ETC. PREPARED BY: TROWBRIDGE AND ASSOCIATES, (ATTENTION: CHARLES TROWBRIDGE) (714) 548-3663.
 - WALKWAYS TO HAVE A MAX. SLOPE OF 5% WITH 1/4" x 1'-0" MAX. CROSS SLOPE (VERIFY WITH GRADING PLAN AND HANDICAP NOTES).
 - SEE THE ELECTRICAL PLANS FOR ELECTRICAL SERVICE FACILITIES, EQUIPMENT, CIRCUITING ETC..
 - SEE DETAILS NO. 5/A-36, 6/A-36, AND 7/A-36 FOR TYPICAL PARKING STALL DETAILS.
 - SOILS ENGINEER TO INSPECT AND VERIFY THE PAVEMENT CONSTRUCTION AND PROVIDE A FINAL REPORT TO THE CITY OF COSTA MESA.
 - AS-BUILT ELEVATION CERTIFICATE OR FLOOD PROOFING CERTIFICATE WILL BE OBTAINED AND FILED WITH THE CITY OF COSTA MESA PER REQUIREMENTS OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOTE: (ALTERNATE BID)
 INSTALL ELASTOMERIC URETH WATERTIGHTNESS OVER ALL EXTERIOR SECOND FLOOR BALCONIES, PATIOS, AND STAIRS. WATERTIGHTNESS SHALL BE EQUAL TO MULTI-CHEMICAL PRODUCTS INC. "MULTI-TANE SYSTEM 454-55 MIL" - APPLY OVER SLOPED CONCRETE TOPPING IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND LATEST GENERAL INSTRUCTIONS.

REVISIONS:

1	9-8-92	CITY REVIEW
2	12-2-92	OWNER REVIEW
3	3/14/93	PERMIT REVIEW

K MART PLAZA
 2200 HARBOR BOULEVARD - COSTA MESA, CALIFORNIA 92627
 OWNER: KAWA BROTHERS, 1001 10TH STREET, GARDEN GROVE, CALIFORNIA 92640 (714) 963-5015
 DEVELOPER: CAS DEVELOPMENT, 380 A-3 AIRPORT LOOP DRIVE, COSTA MESA, CALIFORNIA 92626 (714) 821-2833

MARVICK - LANG, INC.
 ARCHITECTURE / PLANNING
 3199 A-3 Airport Loop Drive
 Costa Mesa, Calif. 92626 (714) 549-7554



DATE: 8/7/92
FORMAT NO.:
DRAWING NO.:
JOB NO.:
TITLE: SITE PLAN
SHEET NO.: SP-1

SITE PLAN



SCALE: 1" = 30'



PLANNING COMMISSION

SUPPLEMENTAL MEMO

MEETING DATE: APRIL 27, 2015

ITEM NUMBER

PH-5

SUBJECT: PLANNING APPLICATION PA-15-09: CONDITIONAL USE PERMIT FOR AN INDOOR SWIM SCHOOL ("AQUATOTS") WITH A DEVIATION FROM SHARED PARKING REQUIREMENTS AT 2200 HARBOR BOULEVARD, SUITE P-120

DATE: APRIL 24, 2014

FROM: CHELSEA CRAGER, ASSISTANT PLANNER

cc

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

Subsequent to the release of the staff report, the applicant has provided a revised and more detailed description of business operations for AquaTots. The purpose of this memo is to provide updated information related to the proposed business, parking requirement, and conditions of approval.

Revised Business Description Indicates an Overall Maximum of 76 people

The staff report reflects that the applicant had originally indicated maximum operations of 10 staff and seven classes (maximum class size of four students and one instructor each) for a total of 45 people onsite at any one time.

On April 24, 2015, the applicant submitted a revised business description, which is attached to this memo. This description indicates that the maximum operation of the swim school will be up to 14 classes (maximum 4 students each) and up to 20 total staff for a total of 76 people. Additionally, the swim school states that in the case of high demand, the school may be open as late as 9:00 p.m. These additional hours of operation and classes do not cause the proposed use to exceed available parking at the center or create significant additional impacts to the surrounding uses or neighborhood, therefore Findings for Approval and Condition of Approval No. 1 have been modified accordingly:

Revised Condition of Approval #1

The revised condition is as follows:

The use shall be limited to the type of operation described in this staff report: a swim school operating Monday-Friday 9:00 a.m. to 9:00 p.m. and Saturday-Sunday 9:00 a.m. to 9:00 p.m. with maximum class sizes of 4 students and one instructor and up to 7 classes running simultaneously. The operational characteristics involve the following:

- | | |
|---|----------------|
| ○ Maximum 20 employees at any given time. | 20 employees |
| ○ Maximum 14 swim classes with 4 students each. | 56 kids |
| ○ TOTAL | MAX 76 persons |

Any significant change in the operational characteristics will require approval of an amendment to the conditional use permit, subject to Planning Commission approval. The Development Services Director may make a determination that minor changes in the business operations which would not result in adverse parking impacts may be approved at a staff level.

Added Condition of Approval #16

The revised business description also states that the swim school intends to rent the pool for programs like water yoga or hydro therapy for seniors. A condition of approval has been added to state that this may only occur when the swim school is not operating at full capacity. The new condition is as follows:

The pool facilities may be rented out to uses such as water yoga or hydro therapy only when the swim school is not being utilized at maximum capacity. The Development Services Director may make a determination that the combination of other business operations (i.e. water yoga, hydrotherapy, parties, etc.) may be allowed subject to a review of the parking impacts and confirmation of parking availability.

Revised Condition of Approval #6

The staff report contains a condition of approval that reads: "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, number of classes, or class size." The applicant asked for additional clarification of the wording of this condition, and the condition has been revised to reflect the process by which parking problems are determined.

Noted Correction: Please note that the parking rate applied for the proposed swim school is 10 spaces per 1,000 square feet.

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

Attachments: Revised Draft Resolution for Approval
Revised Findings for Approval
Revised Conditions of Approval
Revised Business Description
Shared Parking Worksheet

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-09 FOR A CONDITIONAL USE PERMIT FOR A SWIM SCHOOL LOCATED AT 2200 HARBOR BOULEVARD SUITE P-120

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

WHEREAS, an application was filed by Michelle Baldwin, as the authorized agent on behalf of the property owner, Gray Enterprises, L.P., with respect to the real property located at 2200 Harbor Boulevard Suite P-120;

WHEREAS, the proposed project involves a conditional use permit for a swim school (Aqua Tots) in the Kmart Plaza at 2200 Harbor Boulevard. The swim school would be located in a 6,939 square foot suite, and the proposal also includes a deviation from shared parking requirements due to unique operating characteristics and a previously-adopted shared parking program. The proposed swim school will be operating Monday-Friday 9:00 a.m. to 9:00 p.m. and Saturday-Sunday 9:00 a.m. to 9:00 p.m. with maximum class sizes of 4 students and one instructor and up to 14 classes running simultaneously.

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 April 27, 2015 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-15-09 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-15-09 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 APRIL, 2015.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

- A. 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 location of the subject suite far from residential properties. The parking demand of the proposed use is compatible with parking demand existing at the subject property.

As an indoor swim school (with pool equipment and filtration systems located entirely indoors), the proposed use is substantially compatible with surrounding commercial and residential uses.

Because of the location of the subject suite far from residential properties, no impacts to residential neighbors are anticipated. The project is anticipated to be compatible with surrounding commercial uses.

The proposed location of the swim school is in a tenant space directly abutting a commercial property, Newport Rib Company. Although the Kmart plaza shares a property line to the south with the Brighton Springs condominium complex, the property line nearest the proposed suite is shared with a commercial property. The proposed operating hours and characteristics of the swim school are compatible with surrounding office, retail, medical, and health club uses. The project is conditioned to conduct all training and instruction inside the tenant space, and precludes the use of the parking lot area or any outdoor areas for training, instruction, or marketing purposes.

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.

Aquatots is required to maintain industry-level standards for instruction and swim safety; therefore, granting the CUP shall not be materially detrimental to the health, safety, and general welfare of the general public.

Each AquaTots swim instructor is required to have 2 years of teaching prior to being eligible for a position. They also must go through 32 hours of training and pass a Water Safety Instructor Exam. A 1 to 4 instructor to student ratio shall be maintained.

The indoor swim school is conditioned to operate as described in the submitted business description, with small class sizes (maximum of four students and one teacher) and operating hours of Monday-Friday 9:00 a.m. to 9:00 p.m. and Saturday-Sunday 9:00 a.m. to 9:00 p.m. These operating characteristics are compatible with surrounding commercial uses. Additionally, the project is conditioned to conduct all uses within the tenant space, thereby maintaining safety of existing uses and circulation. A condition of approval requires that the instructor to student ratio shall not exceed 4 students to one instructor, and that the training and safety certifications for the instructors shall be easily accessible for viewing upon the request of a parent or City staff.

Noise impacts from the operations of the indoor swim school shall be minimized through upgraded insulation materials and other noise-dampening measures.

The proposed in-ground pool will be approximately 29 feet wide and 68 feet long. There will be viewing areas for the parents with glass wall partitions looking into the pool area. The pool storage and equipment area is approximately 9 feet wide x 18 feet long. A condition of approval requires that all pool equipment be located entirely indoors or within an enclosed equipment shelter to minimize any noise impacts to surrounding residential and commercial uses. A condition requires that the overall tenant space and the pool equipment area be sound attenuated with upgraded insulation materials to dampen the equipment noise and to minimize noise impacts to other tenants within the retail center to the fullest extent possible.

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 due to the subject suite's distance from residential neighbors and condition to operate only within the suite.

Granting the CUP for AquaTots shall not allow a use, density, or intensity which is not in accordance with the General Plan.

The proposed space was formerly occupied by retail uses at Kmart Plaza. While the space is approximately 7,000 square feet in size, much of the area is devoted to the pool area, changing rooms, and viewing areas. The applicant indicated that the proposed operations would involve:

- Maximum 20 employees at any given time. 20 employees

- Maximum 14 swim classes with 4 students each. 56 kids
- TOTAL 76 persons

The school closes at 8PM during the weekdays. This type of use is within the intensity allowed for commercial uses at Kmart Plaza.

The adopted shared parking program for K-Mart Plaza indicates that the proposed use could be accommodated within the existing parking supply.

In conjunction with the conditional use permit approved in October 2014 for Planet Fitness (PA-14-17), a parking study was approved for a shared parking program at 2200 Harbor.

The shared parking program applies a ratio of 10 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 713 parking spaces, and at 5:00 p.m. on weekends, with a demand of 641 parking spaces. Because there are 755 parking spaces onsite, there will be sufficient parking for the proposed swim school.

- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(e) because:
- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties. The project is anticipated to be compatible with surrounding commercial uses. The project is conditioned to minimize noise impacts to nearby residential uses.
 - b. 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. The proposed use will be conditioned to conduct all organized teaching and training indoors to prevent any safety issues caused by these activities occurring in parking areas or on sidewalks.
 - c. The project, as conditioned, is consistent with the General Plan. 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 to serve local and regional needs and should be insulated from sensitive uses through buffers or onsite mitigation measures. The proposed project will be insulated from the nearby residential uses due to the location of the suite within the commercial development.
 - d. The proposed use is compliant with performance standards as prescribed in the Zoning Code. The proposed swim school will be conditioned to operate as described in the submitted business description and is compliant with Zoning Code.

- e. The planning application is for a project-specific case and does not establish a precedent for future development. Approval will apply to this project-specific locations. Conditions have been included that are specific to the proposed project.
- C. The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1) for 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.
- 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

PIng. 1. The use shall be limited to the type of operation described in this staff report: a swim school operating Monday-Friday 9:00 a.m. to 9:00 p.m. and Saturday-Sunday 9:00 a.m. to 9:00 p.m. with maximum class sizes of 4 students and one instructor and up to 7 classes running simultaneously. The operational characteristics involve the following:

- o Maximum 20 employees at any given time. 20 employees
- o Maximum 14 swim classes with 4 students each. 56 kids
- o TOTAL MAX 76 persons

Any significant change in the operational characteristics will require approval of an amendment to the conditional use permit, subject to Planning Commission approval. The Development Services Director may make a determination that minor changes in the business operations which would not result in adverse parking impacts may be approved at a staff level.

2. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
3. The conditions of approval, code requirements, and special district requirements of PA-15-09 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, number of classes, or class size. City Code Enforcement staff shall investigate any parking complaints to determine if the swim school is responsible for parking shortages or parking-related problems.
7. Parking for patrons and employees of the business shall occur on-site. Employee or patron parking on public streets or adjacent properties shall be considered a violation of the terms of approval of the conditional use permit.
8. Tenant signage shall comply with the City's Sign Code.
9. 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.
10. 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.
11. All uses shall be conducted within the tenant space (underroof). No activities may take place in the parking lot or on public sidewalks.
12. Loudspeakers, public address and/or paging systems, and two-way radios shall be prohibited outside any building.
13. A 1 to 4 instructor to student ratio shall be maintained. The instructor to student ratio shall not exceed 4 students to one instructor, and training and safety certifications for the instructors shall be easily accessible for viewing upon the request of a parent or City staff.
14. All pool equipment shall be located entirely indoors or within an enclosed equipment shelter to minimize any noise impacts to surrounding residential and commercial uses. The overall tenant space and the pool equipment area shall be sound attenuated with upgraded insulation materials to dampen the equipment noise and to minimize noise impacts to other tenants within the retail center to the fullest extent possible. Prior to issuance of a building permit, a certification from an acoustical engineer shall indicate that noise attenuation measures have been applied to the

fullest extent possible to minimize noise impacts to adjacent commercial tenants and the surrounding community.

15. The applicant shall submit a parking study within 180 days of operation of the business to ensure that the business operations and parking assumptions are consistent with the shared parking study. This 6-month status report will be remitted to the Planning Commission for review as a consent calendar item.
16. The pool facilities may be rented out to uses such as water yoga or hydro therapy only when the swim school is not being utilized at maximum capacity. The Development Services Director may make a determination that the combination of other business operations (i.e. water yoga, hydrotherapy, parties, etc.) may be allowed subject to a review of the parking impacts and confirmation of parking availability.

Aqua Tots CUP Update Costa Mesa

Aqua Tots is primarily a swim school. In fact, our franchise charter dictates that we can ONLY provide swim instruction and no other aquatic programs. 99% of our revenue at most locations come from swim instruction only. However, we do partner with members of our community, to utilize our pools during downtime to generate more revenue when lessons are not happening.

So, although we don't actively seek them out, in the event a community member comes to us and asks to rent our pool for water yoga, or hydro therapy for seniors, we believe its incumbent upon us to partner with that person and open our pool up for members of the community who want to use our facility.

Again, this is a rare service we provide. In fact we only do it at 1 of our 4 existing pools because like I said we are not providing the service or running the classes. We are simply offering our pool during off times if we find the right partner.

I'll explain how our clients, to give a better understanding of the parking impact, generally use our facilities. Our pool hours are 10am to 7 or 8pm depending on demand. In the event demand is exceptionally high, we can stay open until 9pm.

Although we are open these hours, this doesn't mean we have customers using the pool the whole time. In fact, not a single pool we operate utilizes the pool all those hours. Generally, our busiest times are from 3pm to 8pm. Monday to Friday, we rarely run a class from 10 to 3, so we only have 2 employees at the store to monitor the phones and take care of the pool.

During the week, theoretically, our pool will have 14 zones, and if we have incredible and overwhelming demand, all 14 zones could be in use. With 4 kids per zone that could be 56 kids in the pool at once. Again, this is would be incredibly rare and would NEVER happen.

As mentioned, our real impact on parking will be from 3pm to 8pm Monday through Friday, and 9am to 5pm on the weekend. As far as employees go, if we are running at a full capacity, we could have 1 instructor per zone, 1 lifeguard or deck supervisor, and 3 to 5 staff members at the front desk. Again, it would be very rare but theoretically we can have up 20 employees at once.

When we sent our initial numbers to the city for the CUP it was an average. Today we are asking for flexibility to provide our life saving service to the citizens of Costa Mesa. Please understand, these numbers I provided were the highest end of the spectrum and while theoretically possible, not one of our facilities run this high.

We look forward to working with the citizens of Costa Mesa and preventing downing's all over Southern California!

Thank you for your consideration,

Aqua Tots Swim School

**SHARED PARKING DEMAND
MIXED USE DEVELOPMENT**

Restaurant (include food service for bowling alleys) Fitness Studios/Gyms/Health Clubs

USE	General Office		Medical Office		Retail		Fine/Casual Dining		Family Restaurant		Fast Food		Up to 10,000		to >30,000		Total Parking Demand By Hour	Comparison To Parking Supply By Hour
	Up to 100,000 (Sq. Ft.)	100,000 (Sq. Ft.)	Up to 100,000 (Sq. Ft.)	Office (Sq. Ft.)	(Sq. Ft.)	(Sq. Ft.)	1st 3,000 (Sq. Ft.)	>3,000 (Sq. Ft.)	1st 3,000 (Sq. Ft.)	>3,000 (Sq. Ft.)	1st 3,000 (Sq. Ft.)	>3,000 (Sq. Ft.)	Up to 10,000 (Sq. Ft.)	10,000 (Sq. Ft.)	Up to 30,000 (Sq. Ft.)	>30,000 (Sq. Ft.)		
SIZE	10,162	9,180	135,231	3,848	0	1,762	4,600	6,939	16,940								188,662	
RATIO	4	6	4	10	12	10	10	12	10	12	10	12	10	6.7	5.5			
SUPPLY	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		755
PEAK DEMAND	41	55	541	38	0	18	46	69	113	0	0	0	0	0	0	0		
MODE ADJ.	10%	10%	10%	10%		10%	10%		10%									
WEEKDAY																		
6:00 AM	1	0	14	0	0	4	3	49	72	0	0	0	0	0	0	0	143	612
7:00 AM	10	0	34	1	0	6	5	30	44	0	0	0	0	0	0	0	131	624
8:00 AM	26	40	87	3	0	7	9	30	44	0	0	0	0	0	0	0	246	509
9:00 AM	34	46	190	4	0	9	14	49	72	0	0	0	0	0	0	0	417	338
10:00 AM	37	50	307	8	0	10	24	49	72	0	0	0	0	0	0	0	557	198
11:00 AM	35	50	384	14	0	10	36	55	81	0	0	0	0	0	0	0	665	90
NOON	31	26	424	24	0	12	41	42	62	0	0	0	0	0	0	0	662	93
1:00 PM	32	46	438	24	0	10	41	49	72	0	0	0	0	0	0	0	713	42
2:00 PM	37	50	424	22	0	6	38	49	72	0	0	0	0	0	0	0	697	58
3:00 PM	35	50	404	14	0	5	26	49	72	0	0	0	0	0	0	0	656	99
4:00 PM	31	46	404	17	0	5	23	55	81	0	0	0	0	0	0	0	663	93
5:00 PM	17	43	419	24	0	9	26	63	93	0	0	0	0	0	0	0	694	61
6:00 PM	8	33	419	30	0	9	36	69	102	0	0	0	0	0	0	0	705	50
7:00 PM	4	15	419	31	0	9	34	62	92	0	0	0	0	0	0	0	665	90
8:00 PM	2	7	360	31	0	9	22	54	79	0	0	0	0	0	0	0	563	192
9:00 PM	1	0	239	31	0	7	14	46	68	0	0	0	0	0	0	0	405	350
10:00 PM	0	0	141	30	0	6	9	23	34	0	0	0	0	0	0	0	244	512
11:00 PM	0	0	49	23	0	6	5	7	10	0	0	0	0	0	0	0	101	654
MIDNIGHT	0	0	0	8	0	3	3	0	0	0	0	0	0	0	0	0	14	742

