



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 10, 2015

ITEM NUMBER: NB-1

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

DATE: AUGUST 6, 2015

FROM: PLANNING DIVISION / DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CHELSEA CRAGER, ASSISTANT PLANNER

FOR FURTHER INFORMATION CONTACT: CHELSEA CRAGER (714) 754-5609
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DESCRIPTION

The project is a 24-hour health club, Planet Fitness, located at 2200 Harbor Boulevard, Suite H. The project was approved with a deviation from shared parking requirements due to unique operating characteristics. Due to the interest in the parking conditions since the grand opening of Planet Fitness, the conditional use permit is being reviewed to address parking issues.

RECOMMENDATION

Receive and file report.

BACKGROUND

In October 2014, Planning Commission approved Conditional Use Permit PA-14-17 for a 24-hour health club (Planet Fitness) with a deviation from shared parking requirements due to unique operating characteristics. The use is located in a 16,940 square foot suite within Kmart Plaza at the corner of Harbor Boulevard and West Wilson Street.

The Planning Commission Resolution, Findings, and Conditions of Approval are provided as Attachment 1.

Parking Study Relied on the Use of Rear Parking Lots

When considering the project's request for a deviation from shared parking requirements, staff considered a submitted parking study and the underutilized parking behind the shopping center. The justification for approval of the deviation from shared parking requirements for the project stated that the proposed health club would not result in adverse parking impacts at Kmart Plaza based on a submitted parking study, utilization of the rear parking lot, and conditions of approval.

A shared parking study was conducted by Linscott, Law, and Greenspan Engineers and concluded that there would be a parking surplus, even during peak demand times, at Kmart Plaza at full tenancy with the health club.

Additionally, due to limited pedestrian access to the rear portion of the building, parking in the rear lots was rarely used and customers instead parked in the front of the building. The health club proposed a second entrance at the rear of the suite to encourage customers to utilize these parking spaces. This would maximize parking available onsite by making currently underutilized parking accessible to health club patrons.

Conditions of Approval

Conditions of approval for the project regarding parking and the rear entrance are as follows:

- Parking for customers and employees of the business shall occur on-site. Employee or patron parking on public streets of 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 a.m. to 9:00 p.m.
- If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures to minimize or eliminate the problem, including, but not limited to, modification of hours of operation.
- After one year 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 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.

- 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.
- 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 p.m. 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.
- 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. This door shall never be propped open and shall remain closed at all times except in the event of an emergency.
- 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.
- With regard to the employees of the health club, the use of the southside and eastside parking lots shall be strictly prohibited 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 could not take breaks, congregate, loiter, or smoke in the parking lot areas at any time.
- The rear entrance to the tenant space shall be maintained to be convenient, safe, and welcoming.

ANALYSIS

Peak Parking Demand Times for Planet Fitness

The submitted parking study showed that the peak demand at the commercial center occurs at 1PM on weekdays. However, Planet Fitness indicated that their peak demand times occurred after 5:00PM when people are going to the gym after work. Staff verified that during the day, specifically the peak lunch period of 11AM to 2PM, there are available parking spaces in the main lot. Thus, the most impacted time period in which the rear parking lot should be maximized appears to be between 5PM and 9PM.

Review of CUP due to Parking Issues

According to business license information, the business has been operating since March 1, 2015. Planning staff has received complaints regarding impacted parking at Kmart Plaza near the Planet Fitness suite. Planning and Code Enforcement staff have since conducted site visits to determine what parking problems exist at the center. Staff observed that although parking remains available throughout the majority of Kmart Plaza, parking in the front of the Planet Fitness suite is impacted, and few customers are utilizing the rear parking lots.

Planning staff and Code Enforcement staff visited the property to observe parking on three documented occasions: weekdays at 1PM, 5PM, and 6:30PM. On all three occasions, staff observed few cars in the back parking lots, few spaces available in the front parking lot near the Planet Fitness suite, and many spaces available in the middle of the front parking lot. Photos of the parking on all three visits are provided as Attachment 2.

On July 30, 2015, Planning staff discussed potential solutions to parking problems at the center with Michelle Baldwin of Gray Enterprises (property owner) and Tony Singh (Planet Fitness business owner). The property management and business operator have been very receptive to addressing the parking issues in a timely manner.

The following problems and immediate solutions were discussed:

Issue: Rear entrance does not resemble a main entrance.

Solutions: Create an inviting entrance from the back parking lot to have the rear entrance become a second main entrance.
Place non-illuminated identification and directional wall signs and window signs (conceptual sign plans created by staff provided as Attachment 3).
Place an awning over the entrance door identifying Planet Fitness.
Example:



Issue: Customers are unaware of the availability of the rear parking lot.

Solutions: Place non-illuminated identification and directional wall signs and window signs (conceptual sign plans provided as Attachment 3).



Include Planet Fitness on existing monument signs (conceptual sign plans provided as Attachment 3).

Show new members where the back entrance and parking are located.

Incentivize customers to use the back parking lot with a monthly raffle.

Issue: Increased security presence needed in the back parking lot

Solutions: Station a security guard or Planet Fitness staff in the back parking lot 6:00 p.m. to 9:00 p.m.; foot patrol or a security station.

Example:



Place additional signs notifying customers of 24-hour surveillance.
Examples:



Place a live feed of security cameras on large monitors visible to gym patrons.
Example:



CONCLUSION

After five months of operation of the Planet Fitness health club, parking issues appear to be largely based on the underutilization of the rear parking lots during peak times of 5:00PM to 9:00PM daily. Staff is working with the property owner and business owner to implement measures (signage, main entrance, security, etc.) to ensure that parking is adequately managed going forward.


CHELSEA CRAGER
Assistant Planner


CLAIRE FLYNN, AICP
Assistant Director of Development
Services

Attachments:

1. Photos of Existing Parking
2. Photos of Existing Signs
3. Staff-Created Conceptual Sign 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
1185 Warner Avenue
Tustin, CA 92780

6:30PM Thursday, July 30



1PM Monday, August 3



5PM Monday, August 3









SMILE
YOU'RE ON
CAMERA



planet fitness 7am to 9pm

planet fitness

entrance

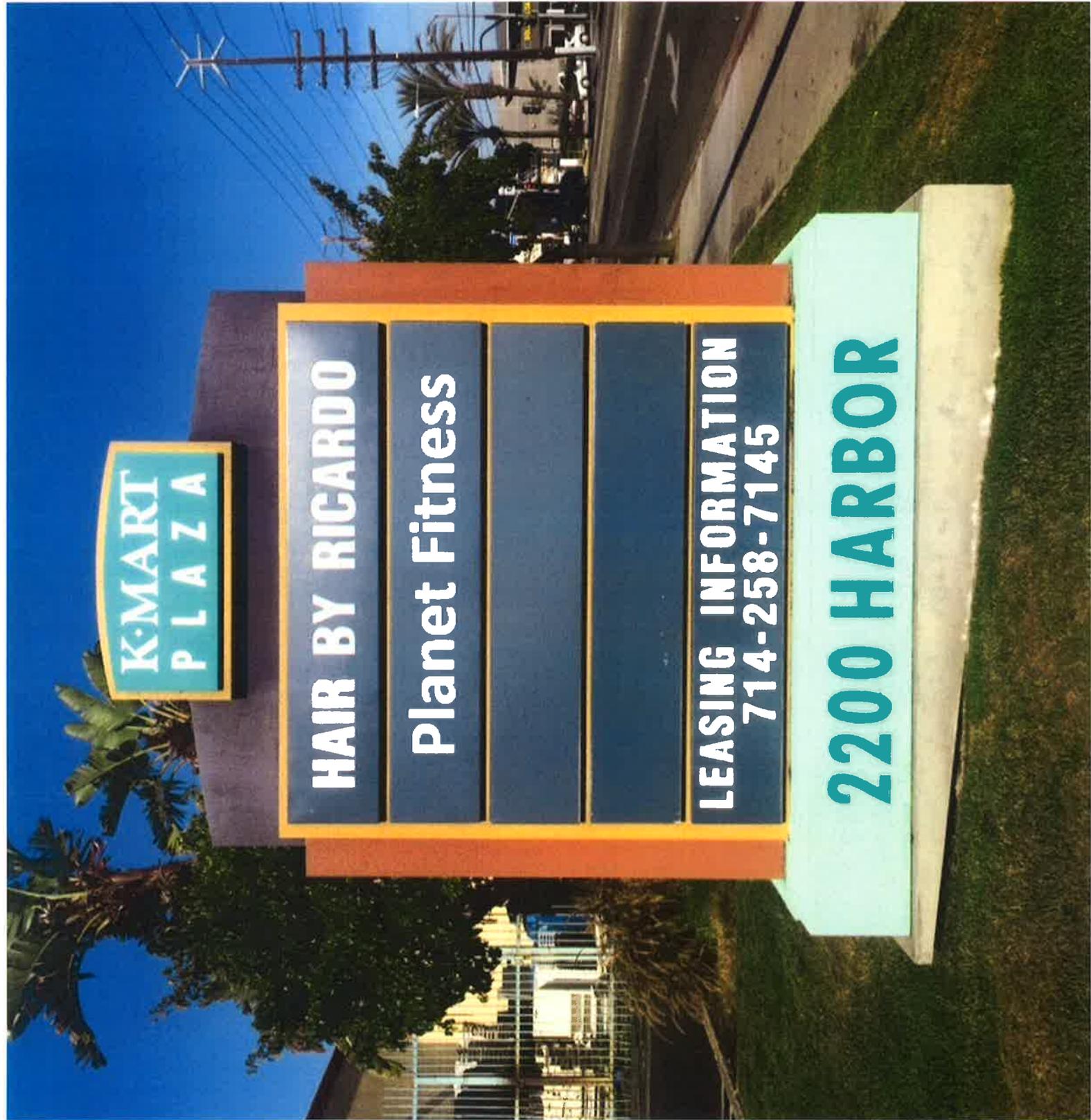


planet fitness

The entrance area features a large glass door with a dark frame. The glass is divided into several panes. The top panes are blue with the "planet fitness" logo and the hours "7am to 9pm" in yellow. The middle panes are also blue, with the word "entrance" in white and a yellow arrow pointing downwards. The bottom pane shows the "planet fitness" logo in white.



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**K·MART
PLAZA**

HAIR BY RICARDO

Planet Fitness

**LEASING INFORMATION
714-258-7145**

2200 HARBOR

**K·MART
PLAZA**

DENTIST

Planet Fitness

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