



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

June 9, 2011

Robin Costello
2361 Rutgers Drive
Costa Mesa, CA 92626

**RE: ZONING APPLICATION ZA-11-15
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED PARKING
REQUIREMENTS FOR A DANCE STUDIO
729 WEST 16TH STREET, UNIT C5, COSTA MESA**

Dear Ms. Costello:

Review of the minor conditional use permit for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final at 5:00 p.m. on June 16, 2011, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Rebecca Robbins, at (714) 754-5609, or via email at rrobbins@ci.costa-mesa.ca.us.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
 Findings
 Conditions of Approval, Code Requirements, and Special District
 Requirements
 Approved Conceptual Plans

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

Olen Commercial Realty Corp.
C/O Kathryn Wadsworth
7 Corporate Plaza
Newport Beach, CA 92660

PROJECT DESCRIPTION

Site Location

- The 3.7-acre lot is zoned MG (General Industrial) with a General Plan designation of Light Industry and contains five multi-tenant industrial buildings.
- The site is surrounded by property within the City of Newport Beach to the south and industrially zoned property to the west, across West 16th Street to the north, and across Superior Avenue to the east.

Proposed Use

- The applicant proposes to establish a dance studio (Meraki Barre) with one-on-one private dance lessons in a 1,860 square-foot suite. A dance studio requires a minor conditional use permit (MCUP) in the MG zone and because inadequate parking exists to support the studio, the applicant requests a deviation from the shared parking requirements due to unique operating characteristics.
- The proposed use consists of a generally open floor plan with the lobby and studio on the first floor and the changing room on the second floor.
- Hours of operation are proposed in the morning and in the evenings. Classes run for approximately one hour and occur at 8:30 a.m., 9:45 a.m., 5:30 p.m., and 6:45 p.m., Monday through Friday, and 8:30 a.m., 9:45 a.m., and 11:00 a.m. on Saturdays and Sundays. There will be a 15-minute gap between sessions to allow the student to leave before the next student arrives. The applicant states that there will be approximately three people in the studio at any given time: One employee in the lobby with one student and one instructor in the studio.
- Based on the previously-approved industrial parking ratio (three spaces per 1,000 square feet), six parking spaces are allocated to the suite (not designated for exclusive use); based on the required parking ratio for studios (10 spaces per 1,000 square feet), 19 spaces are required.

Analysis

- Staff does not anticipate any parking impacts based on the proposed one-on-one instruction for the dance studio.
- A condition has been included to prohibit competitions and events at this location in addition to requiring a 15-minute gap between sessions.
- The use is consistent with the Zoning Code and the City's General Plan because, with the proposed characteristics, it should not adversely impact surrounding uses.

FINDINGS

1. The information presented substantially complies with Section 13-29(e) of the Costa Mesa Municipal Code in that:
 - a. The proposed use is compatible and harmonious with uses on-site as well as those on the surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The General Plan permits a wide range of industrial uses within the property's Light Industry land use designation. Approval of the minor conditional use permit to address parking for the dance studio will allow a use consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
2. The minor conditional use permit to allow a reduction in parking requirements complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety, and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, based on the unique operational characteristics (one-on-one instruction, 15-minute gap between sessions), no parking impact is anticipated with the establishment of the dance studio either on- or off-site. Granting the minor conditional use permit will not allow a use, density, or intensity, which is not in accordance with the General Plan designation for the property.
3. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
4. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
1. The maximum number of people in the 1,860 square-foot suite shall be limited to 6, which includes instructors and students.
 2. There shall be a minimum of 15 minutes between sessions to allow departing students to leave before arriving students.
 3. Operation of the business shall be limited as described in the staff report. Any expansion or modification of the suite, number of students, employees, or other change in operational characteristics may require processing of an amendment to the minor conditional use permit.
 4. If a parking shortage or other parking-related problems arise, the applicant or operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, modification of class hours to further offset the times from other business(es) on the property.
 5. A copy of the conditions of approval for the conditional use permits 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.

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.

- | | |
|--------------|---|
| Plng. | <ol style="list-style-type: none"> 1. On-site landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation. Prior to final occupancy/start of business, the existing on-site landscaping shall be replaced with new plant materials wherever necessary, including trees at the rear of the site; trees shall not be destroyed or removed without prior City approval. 2. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the zoning application. 3. Once the use is legally established, the zoning application herein approved shall be valid until revoked. The Development Services Director or his designee may refer the zoning application to the Planning Commission for modification or revocation at any time if, in his opinion, any of the following circumstances exist: 1) the use is being operated in violation of the conditions of approval; 2) the use is being operated in violation of applicable laws or ordinances; or 3) one or more of the findings upon which the approval was based are no longer applicable. 4. Street address shall be visible from the public street. Numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background. Identification of individual suites shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background. 5. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. |
| Bus.
Lic. | 6. A business license shall be obtained prior to the initiation of the business approved under this application. |
| Fire | 7. Occupancy may require structural alterations to comply with 2010 California Building Code. |
| Bldg. | 8. Comply with the requirements of the 2010 California Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, and 2010 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), and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD 1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- Sani. 2. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.

April 25, 2011

City of Costa Mesa
Planning Department
77 Fair Drive, 2nd Floor
Costa Mesa, CA 92628

RE: Minor Conditional Use Permit Application Form for 729 W. 16th Street

To Whom it May Concern:

Meraki Barre is currently proposing the use of Unit C5 at 729 W. 16th Street for it's main business location. This use would qualify as a dance studio per the City of Costa Mesa's Municipal code and therefore we are applying for a Minor Conditional Use Permit.

We believe this location is an excellent spot for our professional needs and would become an asset to the community by the services we would provide. The use of the studio will focus on one private dance lesson at any given time to ensure a quality experience by our clients.

In addition to that, the existing facility meets all of our requirements for the function of space and therefore no alteration of the existing building or construction is required. The unit mentioned is a part of a professionally managed business park which currently meets all of the standards set forth by the City of Costa Mesa. I, Robin Costello, will be entering into a leasing agreement with the owner upon receiving the Minor Conditional Use Permit.

If you have any questions or comments please feel free to contact me at 949-246-1568.

Thank you for your time and consideration.

Sincerely,

Robin Costello

Hours of operation:

M - F: 8:30am, 9:45am
5:30pm, 6:45pm

Hour long sessions; 15 min inbetween

Sat - Sun: 8:30am, 9:45am, & 11am

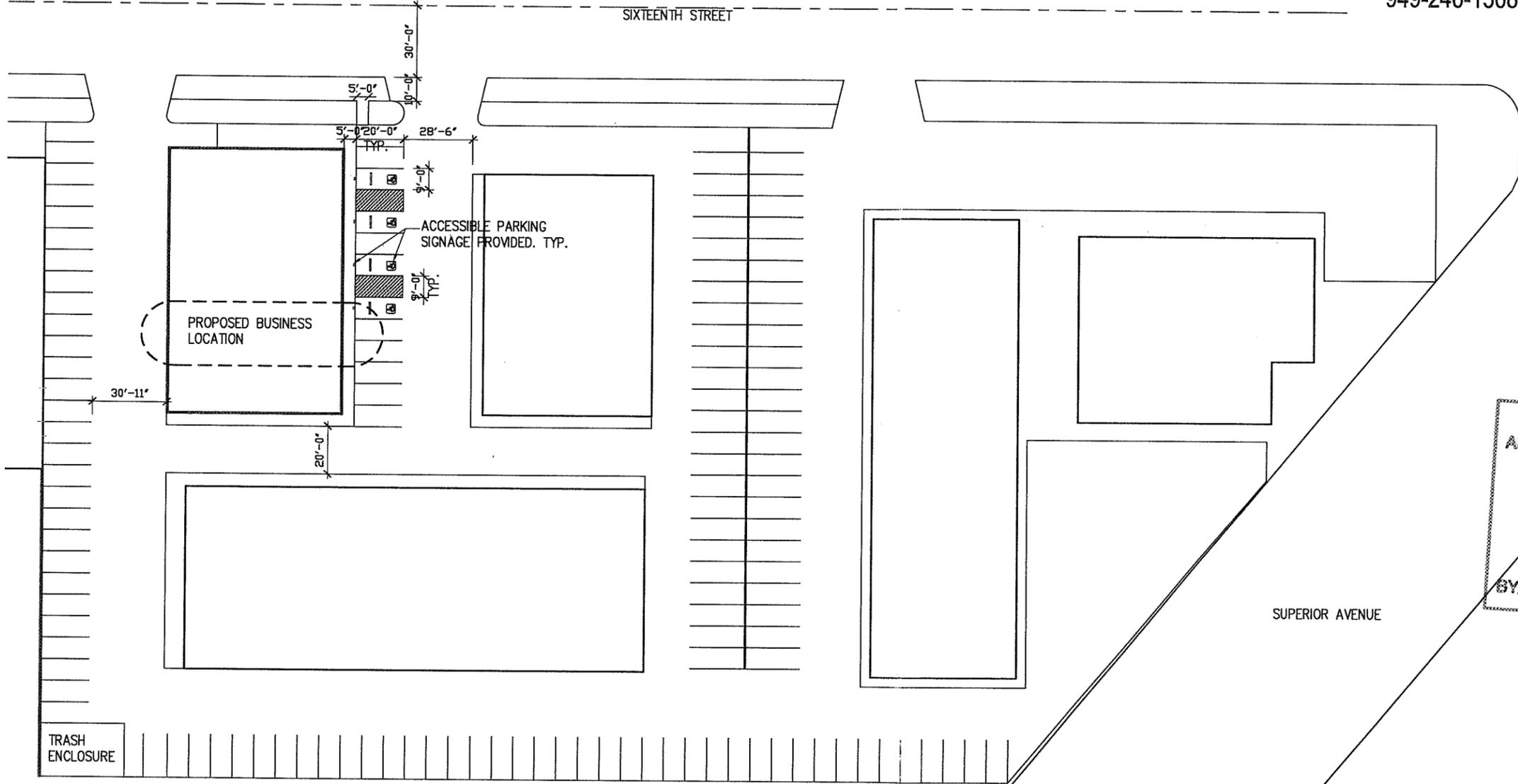
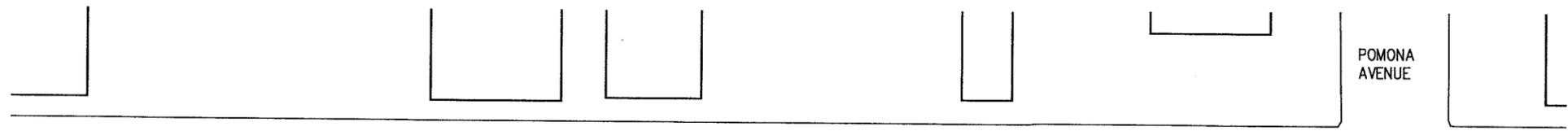
Number of Employees:

3 Dance Instructors

- At any given time during operating hours, the studio will have me in the front lobby with one student and one teacher in the dance room.

Robin Costello
May 19, 2011

PROJECT INFORMATION
 MERAKI BARRE
 ADDRESS: 729 W. 16th ST., UNIT C5
 APN: 424-131-06
 AREA OF UNIT C5 = 1,860 SF
 BUSINESS OWNER: ROBIN COSTELLO
 949-246-1568



PROPOSED LOCATION IS A PART OF AN EXISTING BUSINESS PARK.
 NO CONSTRUCTION IS BEING PERFORMED
 LEASE AGREEMENT GRANTS 3 PARKING STALLS PER UNIT TO BE USED DURING REGULAR BUSINESS HOURS AND DOES NOT LIMIT PARKING OUTSIDE STANDARD BUSINESS HOURS (8 AM TO 5 PM).
 ALL PARKING STALLS MEASURED TO BE 9'-0" WIDE X 20' LONG.
 ACCESSIBLE PARKING ALREADY PROVIDED BY BUSINESS PARK CONFIGURATION AND SHOWN ON PLAN AS CONSTRUCTED.

MINOR CONDITIONAL USE PERMIT/
 ADMINISTRATIVE ADJUSTMENT NO ZA-11-15
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY BR/WBK DATE 6/9/11

TRASH ENCLOSURE

1 SITE PLAN
 SCALE: 1/32"=1'-0"



ZA-11-15 File

PROJECT INFORMATION

MERAKI BARRE

ADDRESS: 729 W. 16th ST., UNIT C5

APN: 424-131-06

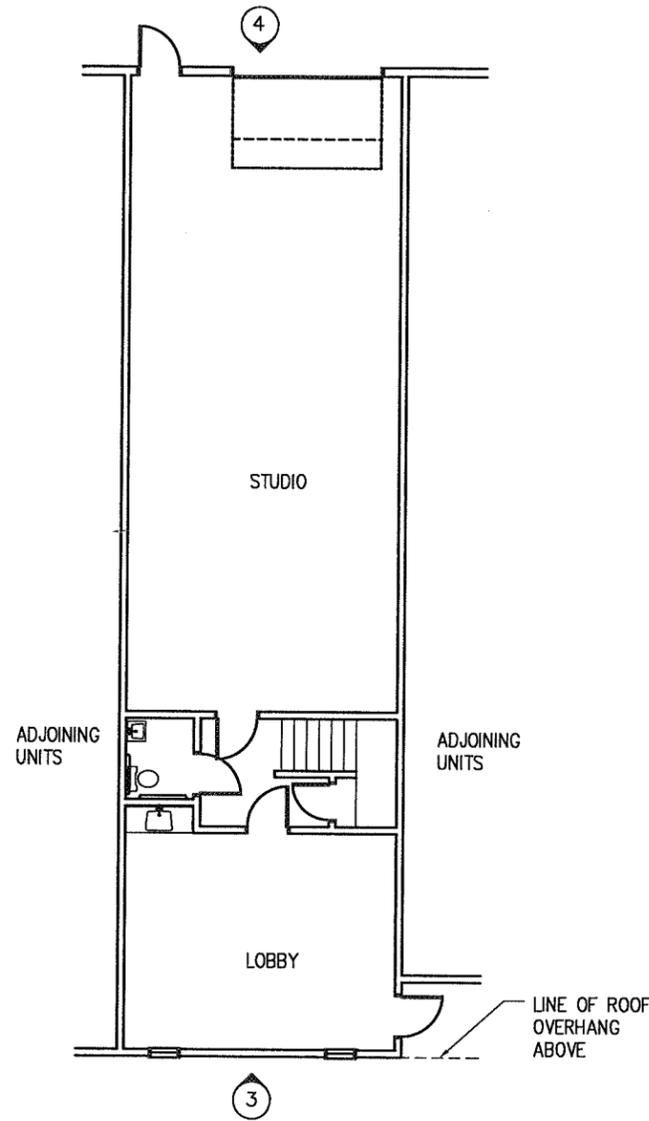
AREA OF UNIT C5 = 1,860 SF

BUSINESS OWNER: ROBIN COSTELLO

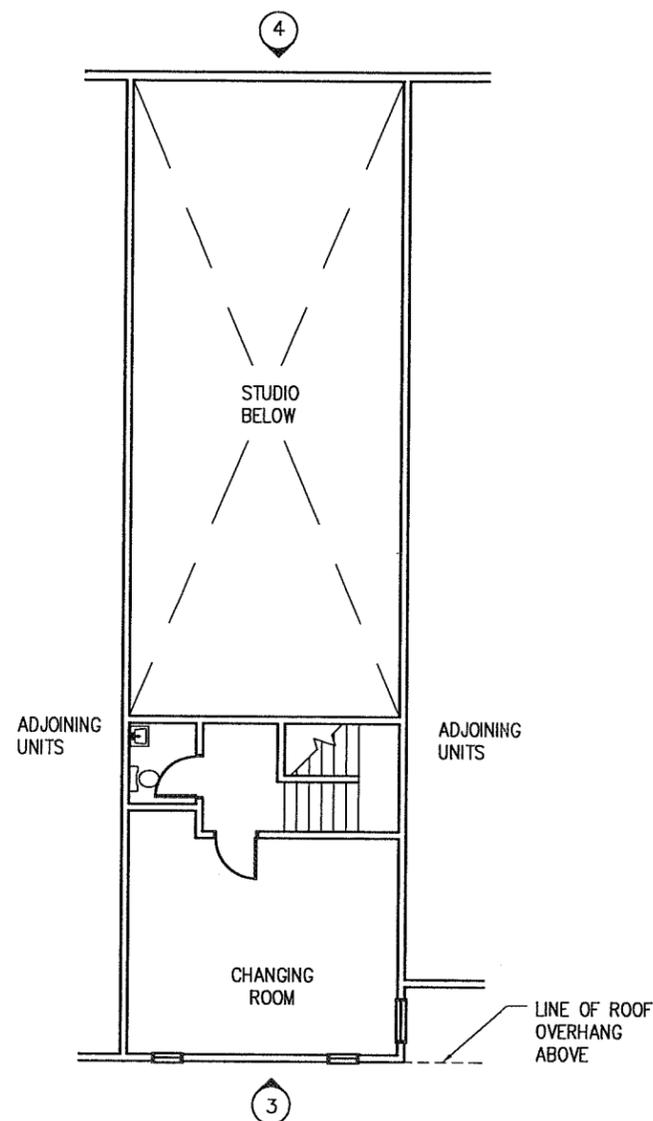
949-246-1568

PROPOSED LOCATION IS A PART OF AN
EXISTING BUSINESS PARK.

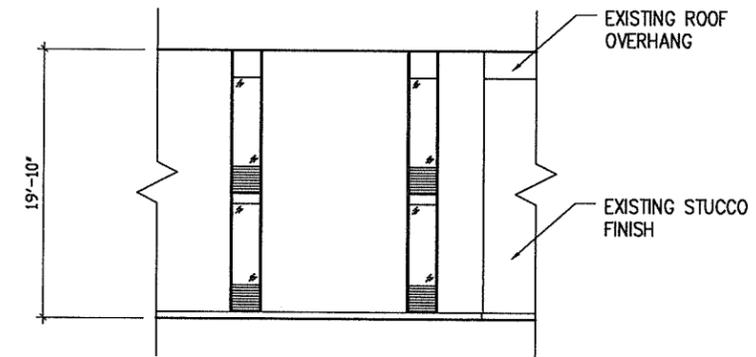
NO CONSTRUCTION IS BEING PERFORMED



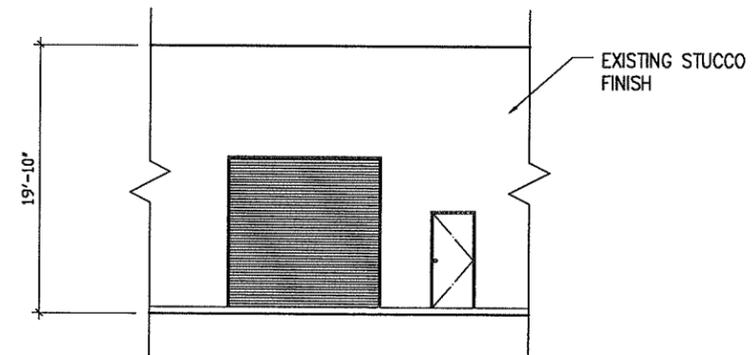
1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



3 ELEVATION
SCALE: 1/8"=1'-0"



4 ELEVATION
SCALE: 1/8"=1'-0"

