



# City of Costa Mesa

## Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION  
CC: TOM HATCH, PETER NAGHAVI, AND CLAIRE FLYNN  
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
DATE: APRIL 4, 2013  
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

*WBE*

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This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on April 11, 2013. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at [willa.bouwens-killeen@costamesaca.gov](mailto:willa.bouwens-killeen@costamesaca.gov) if you have any questions or would like further details.

**ZA-13-08** 789 W. 20th St., Unit C

Minor conditional use permit for a physical training facility in a 900 square-foot building with a deviation from shared parking requirements (one-on-one training between the hours of 8:00 a.m. and 11:00 a.m. and group classes with a maximum of five people with one trainer between the hours of 5:00 p.m. and 8:00 p.m.).

Approved, subject to conditions.

Comments received: None.



# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

April 4, 2013

Mr. Don St. Jean, Jr.  
531 E. Chapman Avenue  
Orange, CA 92866

**RE: ZONING APPLICATION ZA-13-08  
MINOR CONDITIONAL USE PERMIT TO ALLOW A DEVIATION FROM  
SHARED PARKING FOR A PHYSICAL TRAINING FACILITY  
789 20<sup>th</sup> STREET, COSTA MESA**

Dear Mr. St. Jean:

City staff's review of your zoning application 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 and code requirements (attached). The decision will become final at 5:00 p.m. on April 11, 2013, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review 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, Raynald F. Pascua, at (714) 754-5245, or at [ray.pascua@costamesaca.gov](mailto:ray.pascua@costamesaca.gov).

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

## PROJECT DESCRIPTION

- The subject property is located on the southwest corner of 20<sup>th</sup> Street and Palace Alley in the MG (General Industrial) zoning district, and has a consistent General Plan land use designation of LI (Light Industrial). Physical on-site improvements include two freestanding buildings that total approximately 5,383 square feet; 16 standard parking spaces (based on the submitted site plan); paved drive aisles; landscape treatment along the street frontages; two ingress/egress driveways from 20<sup>th</sup> Street at the north side of the property and from Palace Alley at the east side of the property.
- The applicant requests approval of a Minor Conditional Use Permit (MCUP) to allow a deviation from the shared parking requirements to allow a physical training facility.
- This application is for a 968 square-foot tenant space, located in the southernmost multi-tenant building. The tenant space consists of an office, lavatory, and a large open workout area. Based on the submitted floor plan, there is an entrance/exit door and a roll-up service door at the north side of the tenant space that is adjacent to the main parking lot.
- The regular days and hours of operation are as follows:

Monday through Friday	8:00 a.m. to 5:00 p.m. for one-on-one personal training sessions; after 5:00 p.m. for group sessions of three to five clients
Saturday	8:00 a.m. to 5:00 p.m. one-on-one and group sessions of three to five clients
Sunday	8:00 a.m. to 5:00 p.m. one-on-one and group sessions of three to five clients

As noted, the subject property is improved with a parking lot containing room for 16 off-street parking spaces that serves a total of 6 tenant spaces, including this suite. Based on the amount of existing parking, approximately two parking spaces are allocated to this suite.

Since the operational characteristics of a fitness training and martial arts gym are similar in nature to that of a health club, spas, etc., the appropriate parking ratio is 10 parking spaces per 1,000 square feet of gross floor area. Based on the size of the tenant space, 968 square feet, a total of 10 off-street parking spaces are required.

- City staff does not anticipate that the proposed use will create a parking impact. The proposed use will be open Monday through Friday from 8:00 a.m. to 5:00 p.m. for one-on-one personal training sessions that will consist on one trainer and one client. Group sessions, which will consist of three to five clients, will take place after 5:00 p.m. weekdays and weekends, when the other businesses in the complex are closed and parking is available.

- If parking shortages or other parking-related problems arise, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the days and/or hours of the business.
- The proposed use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the recommended conditions of approval, the proposed use should not adversely impact the surrounding uses. Specifically, with the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

## **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is 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. Granting the Minor Conditional Use Permit will not allow a use, density or intensity that is not in accordance with the general plan designation for the property. Specifically, a maximum of two people will be in the tenant space during standard business hours of 8:00 a.m. to 5:00 p.m. Monday through Friday when other on-site uses will be utilizing the parking area. Additionally, if parking shortages or other parking-related problems arise, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to days and/or hours of the business.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
1. The proposed use is compatible and harmonious with uses both on-site, as well as those on surrounding properties.
  2. Safety and compatibility of the design of the buildings, and other site features, including functional aspects of the site development, such as automobile and pedestrian circulation, have been considered.
  3. The use is consistent with the General Plan designation because the project will not exceed the allowable General Plan intensity for the site.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## **CONDITIONS OF APPROVAL**

- Plng.
1. The use shall be limited to the type of operation as described in the staff report and the attached applicant's description letter.
  2. One-on-one personal training sessions only shall be provided between 8:00 a.m. to 5:00 p.m. Monday through Friday, with a maximum of one trainer and a maximum of one client in the suite at any given time. No group classes shall be permitted during those time periods.
  3. 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 reducing the days and/or hours of the business.
  4. The use 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 appropriate security and operational measures are necessary to comply with this requirement.
  5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to commencement of the business. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

## **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.
1. 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.
  2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
  3. Use shall comply with all requirements of Articles 3 and 9, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to industrial development standards.
  4. Parking stalls shall be double-striped in accordance with City standards.
- Bldg.
5. Comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical Code, California Mechanical Code , California Plumbing Code , California Green Building

Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential 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.

- Bus. Lic. 6. 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.
7. Business license(s) shall be obtained prior to the initiation the business.
- Eng. 8. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.

### **SPECIAL DISTRICT REQUIREMENTS**

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

- Sani. 1. Applicant shall 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.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

Jason Davis

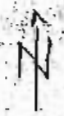
City Of Costa Mesa  
Development Services Dept  
77 Fair Dr, Costa Mesa CA 92628

**Project Description**

I have leased a space at 789 W 20<sup>th</sup> St in the city of Costa Mesa. It is a small warehouse with an office and a bathroom. The location will be used as a personal fitness training facility for individual and small groups consisting of three to five people. No construction or renovation is required at the location.



WEST TWENTIETH ST. 145'  
10' SIDEWALK



**APPROVED**  
OFFICE OF THE CITY ENGINEER  
CITY OF COSTA MESA  
PLANNING DEPT.  
PROJECT NO. 800-007-000  
DATE: 2-1-85  
BY: [Signature]  
DIRECTOR OF ENGINEERING

WALK FOR SPECIAL REQUIREMENTS

**APPROVED**  
City of Costa Mesa Building Dept.  
DATE: 2-1-85  
These plans were approved as shown. All other plans and changes without the approval of the Building Dept. are void.  
The approval of a permit does not constitute a warranty or guarantee of any kind. The City of Costa Mesa is not responsible for any damage or injury resulting from the use of these plans. The user assumes all responsibility for the accuracy and completeness of the information provided. This is not a contract.

**STRUCTURAL APPROVAL ONLY**  
SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, MECHANICAL AND PNEUMATICAL WORK

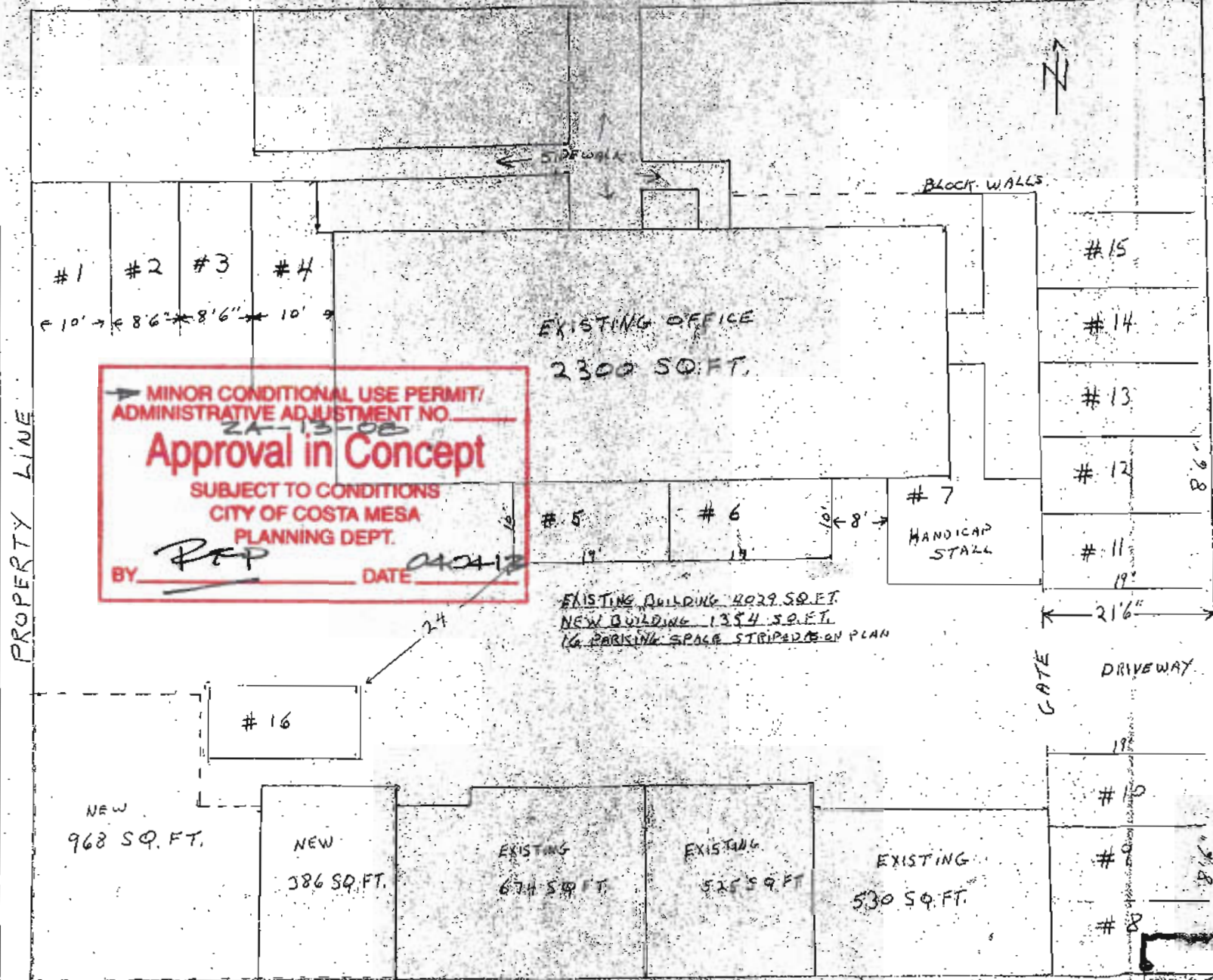
813335  
DATE: 2-1-85  
BY: [Signature]  
STRUCTURAL ENGINEER

SEAL & SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER  
DATE: 2-1-85  
BY: [Signature]  
REGISTERED PROFESSIONAL ENGINEER

OWNER LARRY WAHLAUMONT

SCALE: 1/8" = 1'-0"  
DATE: 2-1-85  
APPROVED BY: [Signature]  
DRAWN BY: JKW  
REVISED:

ADDITION AT 789 W. 20TH ST.  
TRACT # 612 LOT 1A2  
DRAWING NUMBER # 1



**MINOR CONDITIONAL USE PERMIT/  
ADMINISTRATIVE ADJUSTMENT NO. 24-13-08**  
**Approval in Concept**  
SUBJECT TO CONDITIONS  
CITY OF COSTA MESA  
PLANNING DEPT.  
BY: [Signature] DATE: 04/24/85

EXISTING OFFICE  
2300 SQ. FT.

EXISTING BUILDING 4029 SQ. FT.  
NEW BUILDING 1354 SQ. FT.  
16' PARKING SPACE STRIP AS SHOWN ON PLAN

#7  
HANDICAP  
STALL

NEW  
968 SQ. FT.

NEW  
386 SQ. FT.

EXISTING  
674 SQ. FT.

EXISTING  
525 SQ. FT.

EXISTING  
530 SQ. FT.

#16

#15

#14

#13

#12

#11

#10

#9

#8

#1 #2 #3 #4

← 10' → ← 8'6" → ← 8'6" → ← 10' →

130'  
PALACE AVE

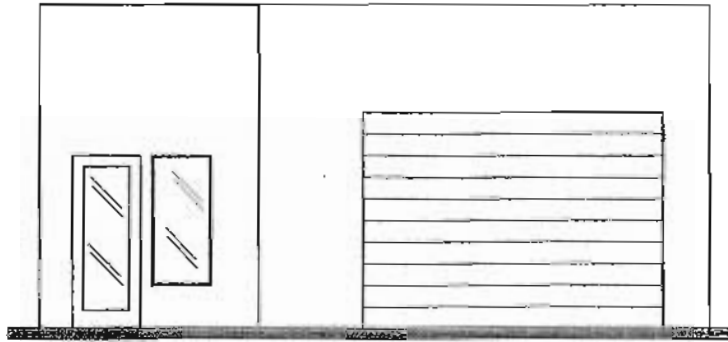
DRIVEWAY

GATE

PROPERTY LINE

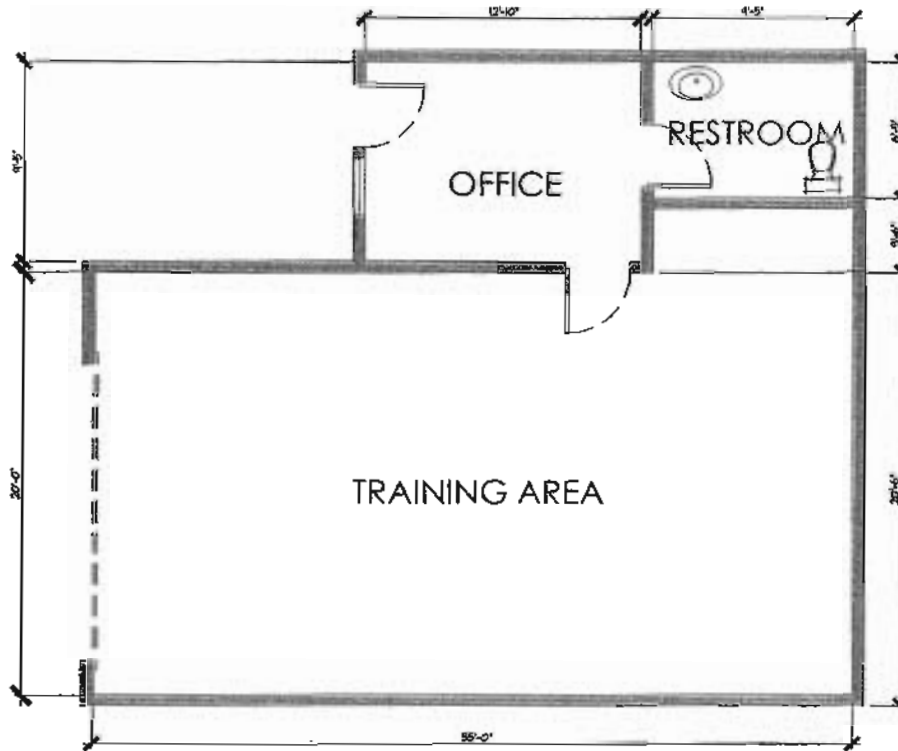
PROPERTY LINE





ELEVATION A

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



FLOOR PLAN

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

ADDRESS:  
789 W 20th St Ste C  
Costa Mesa, Ca 92626  
949 287-3582  
APPLICANT:  
Mister Davis DBA Crossfit Onslaught