



City of Costa Mesa Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: JULY 18, 2013
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

WKB

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 July 25, 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 if you have any questions or would like further details.

ZA-13-12 2925 Airway Avenue, Suite J

Amendment to Minor Conditional Use Permit to allow relocation of an established studio use (physical fitness training) located at 350 Clinton Street Suite #E to 2925 Airway Avenue, Suite #J, a 6,672 square foot tenant space within the same industrial complex, with a reduction in the amount of required parking due to offset hours of operation. The applicant proposes to have classes with a maximum of 18 students and four trainers during weekdays from 5:00 a.m. to 7:00 p.m. and Saturdays from 8:00 a.m. to 11:00 a.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

July 18, 2013

Peter B. Rothschild
Davis Partners LLC.
1420 Bristol Street North Suite #100
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-13-12 (AMENDMENT 1 TO ZA-12-21)
AMENDMENT TO MINOR CONDITIONAL USE PERMIT TO ALLOW
RELOCATION OF AN ESTABLISHED STUDIO USE
2925 AIRWAY AVENUE, SUITE J, COSTA MESA**

Dear Mr. Rothschild:

Staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the 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 p.m. on July 25, 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, Antonio Gardea, at (714) 754-5692, or at antonio.gardea@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Tenant Improvement Plans

cc: Engineering
Fire Protection Analyst
Building Safety Division

Ami Barrett
Davis Partners, LLC.
1420 Bristol Street North, Suite 100
Newport Beach, CA 92660

PROJECT DESCRIPTION

- The property is located on the northwest corner of Airway Avenue and Clinton Street and contains a 58,565 square-foot multiple tenant industrial building complex originally constructed in the 1970's. The property is zoned MP (Industrial Park) and has a General Plan land use designation of Industrial Park.
- The applicant requests approval of an amendment to an approved minor conditional use permit (MCUP) that allowed establishment of the studio (physical fitness training – Innovative Results) and a reduction in the amount of required parking.
- This application is for relocation from the current 3,949-square foot tenant space to a tenant space of 6,672 square foot tenant space. With the larger space, the applicant intends to potentially double the clients that could be served at the facility. The proposed use consists of the following:
 - Proposed hours of operation:
 - Scheduled Group Classes (one to four trainers and 18 clients maximum):
 - Monday through Friday, 5:00 am – 11:00 am, and 3:00 pm to 7:00 pm.
 - Saturday 8:00 am – 11:00 am
 - Sunday, closed.
 - Scheduled Group Classes (one trainer and three clients maximum):
 - Monday through Friday, 11:00 am – 3:00 pm.
- The total of on-site parking spaces provided for the entire property is 194 spaces. Applying the industrial and general office parking ratio to the various tenant spaces, the minimum number of parking necessary is 138 spaces. Based on this analysis, the site complies with the code required parking and there is an excess of 56 parking spaces. A total of 20 on-site parking spaces are allocated for this suite based on the City's industrial parking requirements of three parking spaces per 1,000 square feet of floor area. The parking ratio for a physical fitness studio is 10 spaces per 1,000 square feet of floor area; Consequently, 67 parking spaces are required for the proposed studio use. As a result, the applicant is requesting approval of a minor conditional use permit to deviate from shared parking requirements.
- Staff does not anticipate any parking impacts because a maximum of 22 people (four trainers and 18 clients) will be at the site during the peak time other businesses will be utilizing the parking, i.e., 8:00 am to 6:00 pm, Monday through Friday. Staff visited the site and sufficient parking is available for the existing uses. A separate physical fitness facility (CrossFit ZA-12-17) operates at a 5,211 square-foot tenant space within Unit B of the same building as the proposed use. However, parking conflicts are not anticipated between the two uses because the two businesses face different areas of the U-shaped parking lot. A condition of approval is included requiring that if parking shortages or other parking-related problems arise, the business operator will institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of classes. Additionally, approval is also conditioned on a 15-minute gap between sessions to allow students to leave before the next class of students arrive, further lessening parking impacts.

- The use, as conditioned, is consistent with the Zoning Code and the City's General Plan because, with the proposed conditions, the proposed use should not adversely impact 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 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. 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, the industrial complex provides parking in excess of the minimum code required number of spaces and occupancy will be limited to 22 clients and staff at peak parking times. With a limitation of a total of 22 occupants at any one time, no additional trips will be generated to the site above and beyond those anticipated for a typical industrial use. If parking shortages or other parking-related problems arise, the business operator will be required to institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of classes. The fitness studio use has operated in a tenant space in the same industrial complex without adversely affecting other uses in the vicinity.
- 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.

CONDITIONS OF APPROVAL

- PIng. 1. The use shall be limited to the type of operation as described in the staff report and the attached applicant's description letter. The business operation shall be limited to the following:
- Scheduled Group Classes (four trainers and 18 clients maximum):
 - Monday through Friday, 5:00 am – 11:00 am, and 3:00 pm to 7:00 pm.
 - Saturday 8:00 am – 11:00 am
 - Sunday, closed.
 - Scheduled Group Classes (one trainer and three clients maximum):
Monday through Friday, 11:00 am – 3:00 pm
2. There shall be a minimum of 15 minutes between sessions to allow departing students to leave before arriving students.
3. If parking shortages or other parking-related problems arise, the business operator shall institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to reducing the number of or eliminating scheduled group classes.
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 whatever security and operational measures are necessary to comply with this requirement.

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.

- PIng. 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. If the parking lot is restriped, the 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.
- Eng. 7. Business license(s) shall be obtained prior to the initiation the business.
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.
- Trans. 9. If the use is intensified by either increasing the number of participants or staff at the physical fitness studio, the applicant shall pay a traffic impact fee prior to issuance or renewal of a business license. The traffic impact fee is based upon the average daily trip generation rate of 16.46 net trip ends for the proposed use. The fee is required to fulfill mitigation of off-site traffic impacts pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated and includes credits for existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of occupancy of the building based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements.
- AQMD 4. 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.



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DAVISPARTNERS

TENANT IMPROVEMENTS

2925 AIRWAY AVE UNIT J,
 COSTA MESA, CA 92626

REVISIONS

Date	Description	No.

Current Release Date:
 05/07/2013
City Submittal:
 05/07/2013
Issued for Construction:
 TBD

Project Coordinator
MICHAEL SCHINN
 Project Number
 INOV-2013-001
 Drawings Scale
 As Indicated

A1.0
 Sheet Number:

NEW FLOOR CONSTRUCTION AND FINISH PLAN

GENERAL NOTES:

1. PROVIDE SOLID BACKING FOR TOILET PARTITIONS, GRAB BARS, MIRRORS AND ALL TOILET ACCESSORIES.
2. FLUSH HANDLE ON TOILETS TO BE ON APPROACH SIDE OF TOILET.
3. ALL RESTROOM ACCESSORIES (I.E. PAPER TOWEL DISPENSERS, SOAP DISPENSERS ETC.) SHALL BE BOBICKY CONTURA SERIES OR APPROVED EQUAL.
4. ACCESSORIES PROVIDED ON OR WITHIN RESTROOM WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENTS FROM MOISTURE (2010 C.B.C 1210.2).
5. CONTRACTOR TO VERIFY AND LEGALIZE ALL EXISTING WALLS PER CODE.
6. PROVIDE CEILING MOUNTED "EXIT" SIGN, PROVIDE BATTERY BACK-UP.

GENERAL CONTRACTOR SHALL REFER TO THE FOLLOWING DETAILS FOR GENERAL C,B,C, REQUIREMENTS WHEN CONSTRUCTING TOILET ROOMS
 2-A4.0, 3-A4.0, 4-A4.0, 5-A4.0.

KEYNOTE LEGEND

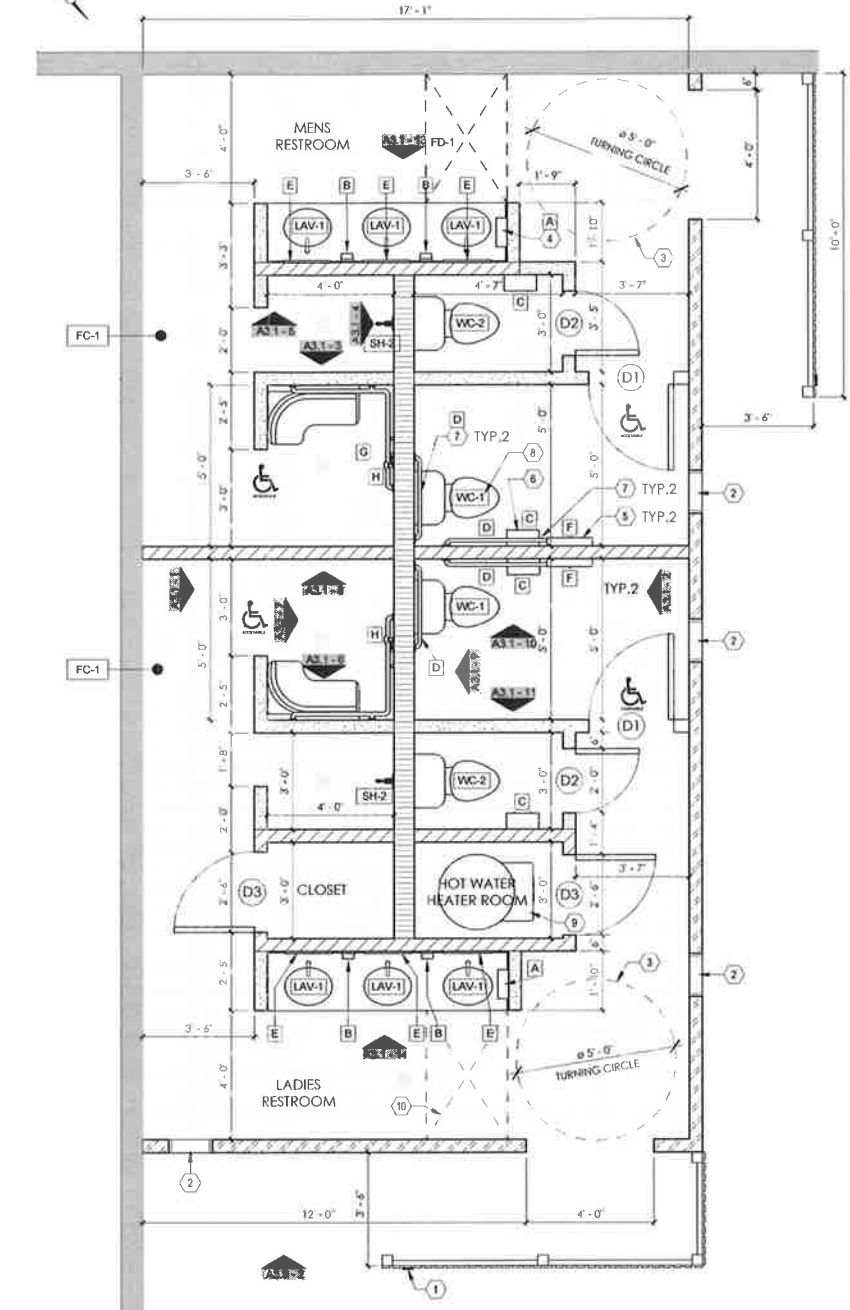
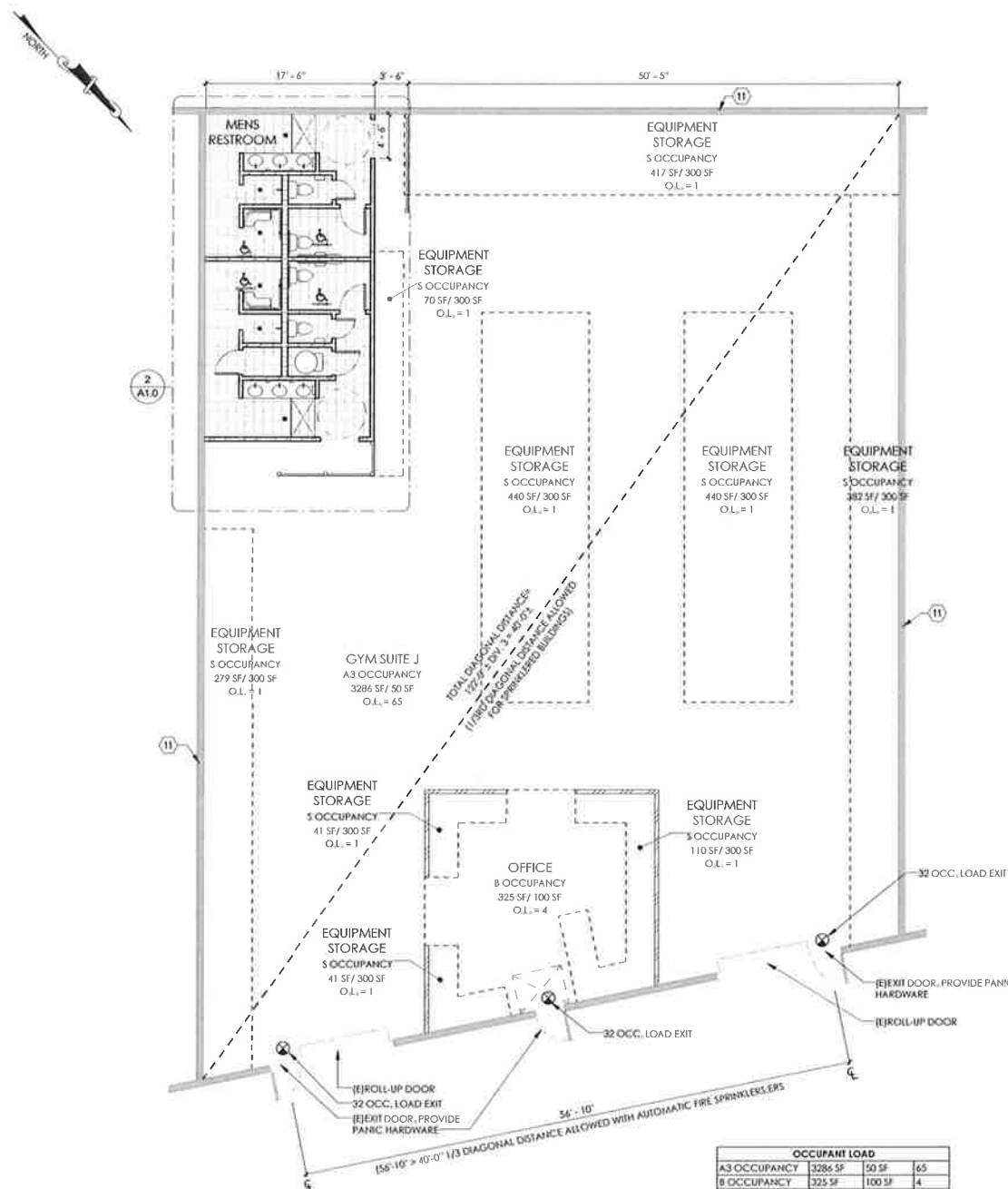
- ① LOCATION OF NEW BRAILLE AND ACCESSIBLE SIGNAGE - REFER TO DETAIL FOR ADDITIONAL INFORMATION AND REQUIREMENTS
- ② LOCATION OF NEW WALL MOUNTED LOUVER WITH STATIONARY BLADES, DESIGN BUILD BY GENERAL CONTRACTOR
- ③ DASHED LINES INDICATE A 60" DIAMETER MINIMUM CLEAR FLOOR SPACE ACCESSIBLE TURNAROUND CIRCLE.
- ④ LOCATION OF NEW PAPER TOWEL DISPENSER/WASTE RECEPTACLE.
- ⑤ LOCATION OF NEW TOILET SEAT COVER DISPENSER
- ⑥ LOCATION OF NEW MULTIPLE ROLL TOILET PAPER DISPENSER
- ⑦ LOCATION OF NEW GRAB BARS - REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ⑧ LOCATION OF NEW FLOOR MOUNTED ADA TOILET
- ⑨ LOCATION OF NEW 100 GALLON HOT WATER HEATER. GENERAL CONTRACTOR SHALL INSTALL PER MANUFACTURER SPECIFICATIONS. HOT WATER HEATER TO BE BRACED, ANCHORED OR STRAPPED BASED ON CALIFORNIA LAW REQUIREMENTS.
- ⑩ DASHED LINES INDICATE A 30" WIDE X 48" DEEP MINIMUM CLEAR FLOOR SPACE TO BE PROVIDED IN FRONT OF SINK.
- ⑪ EXISTING TENANT DEMISING WALL

DEMOLITION NOTES

1. GENERAL CONTRACTOR SHALL VISIT THE PROJECT SITE TO VERIFY ALL FIELD CONDITIONS AS THEY RELATE TO DEMOLITION OR NEW CONSTRUCTION INDICATED IN THE CONSTRUCTION DOCUMENTS - NOTIFY DESIGNER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. GENERAL CONTRACTOR SHALL EXECUTE ALL DEMOLITION AND REMOVAL CAREFULLY SO AS TO MINIMIZE INTERFERENCE WITH EXISTING CONDITIONS, NEW CONDITIONS, OR SITE CONDITIONS - IF ANY STRUCTURAL COMPONENTS ARE UNCOVERED UNEXPECTEDLY DURING DEMOLITION, THE GENERAL CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY DESIGNER IMMEDIATELY.
3. ALL NEWLY REVEALED PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS/ITEMS SHALL BE REMOVED AND ABANDONED/SEALED/CAPPED TO THE EXTENT THAT THEY IN NO WAY INTERFERE WITH FINAL FINISH CONDITIONS. THERE SHALL BE NO INDICATION OF PREVIOUS INSTALLATION WHATSOEVER - ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
4. WHERE EXISTING WALLS, CASEWORK, FIXTURES, EQUIPMENT, ETC. ARE TO BE REMOVED, NEWLY REVEALED SURFACES SHALL BE CLEANED SO AS TO ACCEPT NEW FINISH MATERIALS - ALL UNNECESSARY BRACKETS, CLIPS, HANGERS, NAILS LEDGER BOARDS, ECT. THROUGHOUT THE SPACE SHALL BE REMOVED - WORK SHALL BE PERFORMED SO AS TO LEAVE NO INDICATION OF PREVIOUS DEMOLITION.
5. GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY IF ANY AMBIGUOUS OR UNCLEAR CONDITIONS ARE ENCOUNTERED.
6. CONTRACTOR TO VERIFY AND LEGALIZE ALL EXISTING WALLS PER CODE.

WALL LEGEND

- INDICATES EXISTING INTERIOR/EXTERIOR WALLS TO REMAIN.
- INDICATES EXISTING INTERIOR WALLS TO BE REMOVED.
- INDICATES NEW 3-5/8" X 20GA METAL STUD FRAMING AT 16" O.C. FROM SLAB TO A UNDERSIDE ADJACENT CEILING PLANE AND/OR TO THE UNDERSIDE OF NEW HARD LID CEILING - PROVIDE 5/8" THICK GYPSUM BOARD ON BOTH SIDES OF FRAMING. PROVIDE WALL TILES ON EACH SIDE OR SEE MATERIAL SCHEDULE FOR MORE INFORMATION
- INDICATES NEW 3-5/8" X 20GA METAL STUD FRAMING AT 16" O.C. FROM SLAB TO A UNDERSIDE ADJACENT CEILING PLANE AND/OR TO THE UNDERSIDE OF NEW HARD LID CEILING - PROVIDE 5/8" THICK GYPSUM BOARD ON BOTH SIDES OF FRAMING. PROVIDE WALL TILES ON INTERIOR SIDE AND WOOD SHINGLES ON EXTERIOR OF BATHROOM WALLS OR SEE MATERIAL SCHEDULE FOR MORE INFORMATION
- INDICATES NEW 3-5/8" X 20GA METAL STUD FRAMING AT 16" O.C. FROM SLAB TO 3'-0" A.F.F. - PROVIDE 5/8" THICK GYPSUM BOARD ON BOTH SIDES OF FRAMING. CONTRACTOR TO PAINT AND MATCH EXISTING ADJACENT WALL OR AS SELECTED BY OWNER.
- INDICATES NEW 7-5/8" X 20GA METAL STUD FRAMING AT 16" O.C. FROM SLAB TO A UNDERSIDE ADJACENT CEILING PLANE AND/OR TO THE UNDERSIDE OF NEW HARD LID CEILING - PROVIDE 5/8" THICK GYPSUM BOARD ON BOTH SIDES OF FRAMING. PROVIDE WALL TILES ON EACH SIDE OR SEE MATERIAL SCHEDULE FOR MORE INFORMATION



1 NEW FLOOR CONSTRUCTION PLAN
 1/8" = 1'-0"

2 ENLARGED RESTROOM PLAN
 3/8" = 1'-0"



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DAVISPARTNERS

TENANT IMPROVEMENTS

2925 AIRWAY AVE UNIT J,
COSTA MESA, CA 92626

REVISIONS

No.	Date	Description

Current Release Date:
05/07/2013

City Submittal:
05/07/2013

Issued for Construction:
TBD

Project Coordinator
MICHAEL SCHINN

Project Number
INOV-2013-001

Drawings Scale
As indicated

A0.0

Sheet Number:

REFERENCE SITE PLAN

GENERAL NOTES:

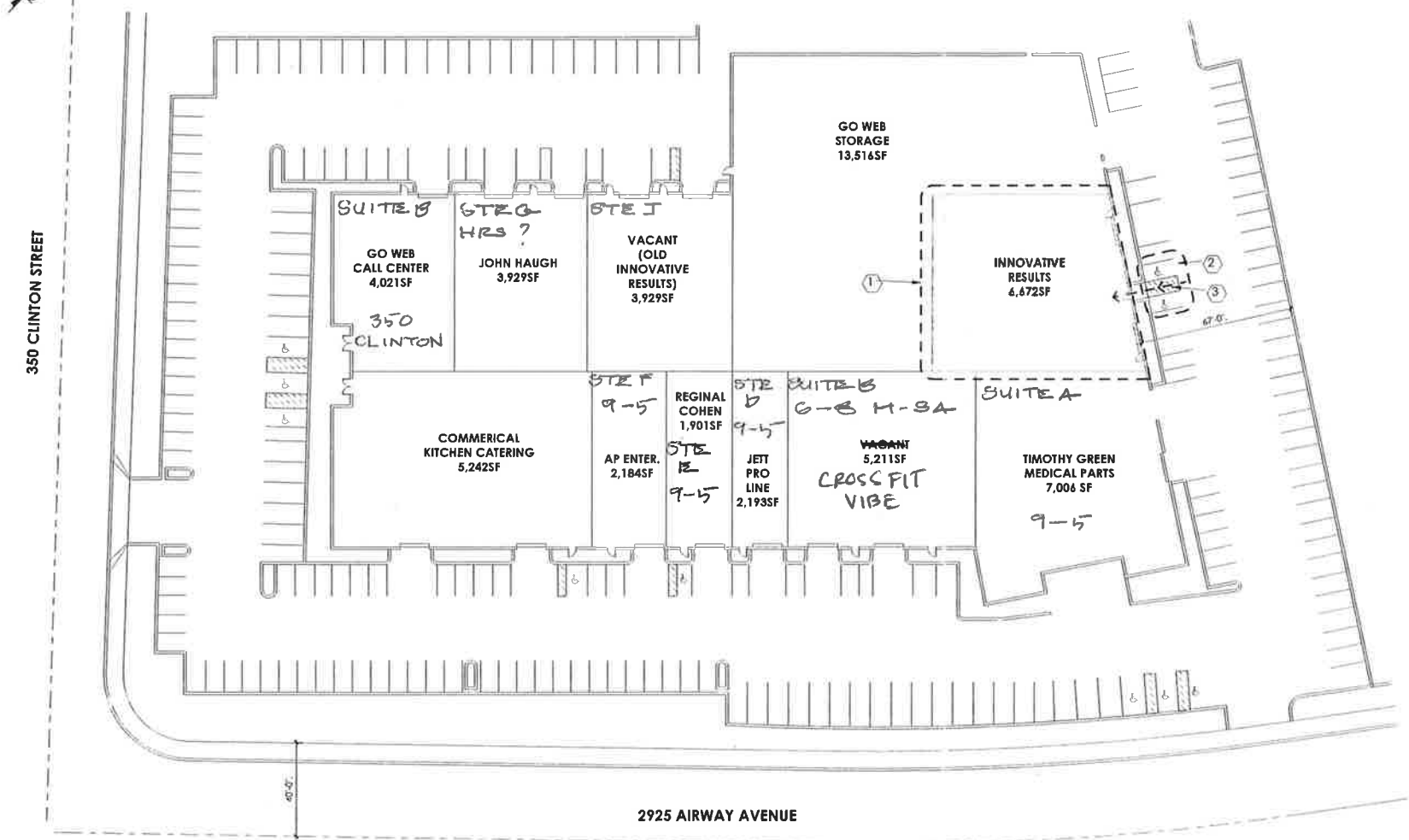
ACCESSIBLE NOTES:

- PATH OF TRAVEL TO AREA OF NEW WORK.
- AREA OF TENANT IMPROVEMENTS

ACCESSIBLE NOTES:

SEE A-4 FOR TYPICAL ACCESSIBLE SITE DETAILS.
ALL ACCESSIBLE SITE CONDITIONS TO COMPLY WITH THESE DETAILS.

- ① SOLID SHADING INDICATES LOCATION OF TENANT IMPROVEMENTS SCOPE OF WORK (INTERIOR TENANT ONLY) - REFER TO FLOOR PLAN (SHEET A-1.0) FOR ADDITIONAL INFORMATION
- ② LOCATION OF EXISTING ACCESSIBLE PARKING STALLS
- ③ DASHED LINES INDICATES LOCATION OF ACCESSIBLE 48" WIDE PEDESTRIAN ROUTE NOT TO EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE (UNLESS A RAMP IS UTILIZED)
- ④ EXISTING CALDAAG-COMPLIANT RAMP



SITE PLAN
1" = 30'-0"

INTERIOR REMODEL ONLY
SITE PLAN FOR REFERENCE - NO NEW AREA