



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, GARY ARMSTRONG, AND JERRY GUARRACINO
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: AUGUST 8, 2014
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

WB

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 August 15, 2014. 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-14-22 1602 BABCOCK STREET

Minor Conditional Use Permit for a deviation from shared parking requirements due to unusual operating characteristics for an art studio for children and adults (10 students and instructors at any one time prior to 5:30 pm weekdays; open 9:00 am to 8:30 pm Tuesday to Friday and 10:00 am to 12:00 pm Saturday).

Approved, subject to conditions of approval.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

August 8, 2014

Open House Creative
Kameron Campbell
1602 Babcock Street
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-14-22
MINOR CONDITIONAL USE PERMITS FOR AN ART STUDIO WITH A
DEVIATION FROM SHARED PARKING REQUIREMENTS
1602 BABCOCK STREET, COSTA MESA**

Dear Ms. Campbell:

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 August 14, 2014, 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, Chelsea Crager, at (714) 754-5609, or at chelsea.crager@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

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

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

The property is located on the east side of Babcock Street near the south City border with Newport Beach. The site is in the MG (General Industrial) zoning district, has a General Plan land use designation of Light Industrial, and is within the Mesa West Bluffs Urban Plan area. The property is surrounded by MG zoned properties to the north and east, and by City of Newport Beach properties to the west and south. Physical on-site improvements include one 17,500 square-foot multi-tenant building with 56 parking spaces and two points of ingress/egress on Babcock Street and West 16th Street. All existing uses in the building are industrial uses, requiring standard industrial parking (3 spaces per 1,000 square feet of floor area or 53 spaces required; 56 spaces exist on the property).

The use will occupy a 2,250 square foot tenant space. The proposed floor plan consists of an art area, one bathroom, an office, a lounge area, and a warehouse/storage room.

The applicant requests approval of a minor conditional use permit (MCUP) to allow both the establishment of an art studio as well as a deviation from the shared parking requirements due to unusual operating characteristics.

ANALYSIS

Parking/Use

The overriding concern with establishing an art studio in an industrial zone is with potential parking impacts as well as with any noise or odor generated by the use. The use will consist of quiet, low/non-odor art classes; consequently, noise and/or odor impacts are not anticipated.

The required parking ratio for an art studio is 10 spaces per 1,000 square feet of floor area or 23 parking spaces for this studio; seven parking spaces are allocated to this suite based on the industrial parking. The property owner has agreed to allocate the three additional on-site parking spaces to this suite; consequently, 10 spaces are allocated to this suite.

Limiting the maximum occupancy during prime business hours of 8:00 am to 5:00 pm weekdays will ensure that the parking demand for the studio does not exceed available parking at the center. Consequently, prior to 5:30 pm weekdays, the maximum occupancy in the suite will be limited to 10 people, including both students and instructors. A 15 minute gap between classes will be required to allow students to depart before the next classes' students arrive.

If parking shortages or other parking-related problems develop, 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 class sizes and/or operating hours of the business.

General Plan Consistency

The Light Industrial General Plan land use designation applies to areas intended for a variety of light and general industrial uses. Uses are expected to be small manufacturing and service industries as well as larger industrial operations. Studios are permitted on the General Industrial zone and Light Industrial land use designation with approval of a minor conditional use permit. The type of operation proposed as well as the limited class size will ensure the use is compatible with surrounding uses.

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 art studio should not adversely impact the surrounding uses.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. The proposed use will not generate noise or odor impacts and have limited class sizes weekdays and operational requirements to minimize any parking impacts on surrounding uses.
 2. Granting the minor conditional use permit will not be 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 minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation and any applicable specific plan for the property. The proposed use does not substantially increase the density or intensity of the use.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There will be a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The proposed use will not generate any noise or odor impacts and parking impacts will be avoided by conditioning the studio to operate with small class sizes and other operational requirements before 5:30 pm weekdays.

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and will not be affected by the proposed use.
 3. The project complies with performance standards described elsewhere in this Zoning Code, and is conditioned to operate as described in this staff report.
 4. The use is consistent with the General Plan in that an art studio is considered a compatible use in an Industrial Park land use designation with approval of a minor conditional use permit.
 5. This zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- 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, Existing Facilities, of the CEQA Guidelines.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation described in this staff report: an art studio. Any change in the operational characteristics including, but not limited to, type of service and/or classes provided, size of classes, and/or time of classes will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 2. There shall be a minimum of 15 minutes between classes to allow departing students to leave before arriving students.
 3. All uses shall be conducted within the tenant space (underroof).
 4. Occupancy of the tenant space shall be limited to 10 people (students and instructors) prior to 5:30 pm weekdays.
 5. 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 class sizes or the days and/or hours of the business.
 6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

Park. 7. Plant one 24" box Redspire Pear on West 16th Street.

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 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. The unpermitted banner at 1606-1608 Babcock Street, A+ Hydroponics, shall be removed or permitted.
- Bldg. 4. If construction occurs, comply with the requirements of the 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code, 2013 California Green Building Standards Code (if applicable) 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.
- Bus. 5. If construction occurs, 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.
- Lic. 6. Business license shall be obtained prior to the initiation the business.
- Trans. 7. The applicant shall submit a \$11,584 Traffic Impact Fee to the Transportation Division prior to the effective date of the Minor Conditional Use Permit. The traffic impact fee is based upon the average daily trip generation rate of 64 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 issuance of the Minor Conditional Use Permit 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.
- 2. Comply with the requirements of the California 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 3. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.



Parking Deviation Proposal

From the desk of:
Kameron Campbell

1602 Babcock St
Costa Mesa, CA 92627
949-291-6910
www.openhousecreative.com
kameron@openhouse-creative.com

Submitted by:

Open House Creative
1602 Babcock Street
Costa Mesa, CA 92627
info@openhouse-creative.com
949.291.6910

July, 18 2014

City of Costa Mesa
77 Fair Drive, Suite #100
Costa Mesa, CA 92626

Attn: Business License Division

Proposal: Parking deviation for 1602 Babcock Street. Allotted 7 by landlord for 2250 square feet art studio space.

About Open House Creative:

We are the masters of makings, the culture creators, the dreamers of dreams.
We encourage creativity by providing purposefully designed products and workshops to spark new ideas. We are Open House, a place where adults and kids; novices and masters can come together to create the unexpected.

Parking Deviation Proposal:

Our hope, is to have Open House be an exceptional educational art center for our local community. Our vision is to bring art programming to our local youth and adults by offering weekly 1-2 hour workshops in our creative space. Our class structure is set up to be open to the community from Tuesday to Saturday, with Tuesday to Friday, being open from 9am-8:30pm and Saturday being open from 9am-12pm. We anticipate being closed to the public on Sundays and Mondays.

We are requesting an MCU permit per the city of Costa Mesa's request for parking. As stated above, Open House is an art studio with a focus in community art education. Our business pairs beautifully with the other tenants of 1602-1614 Babcock Street. The current tenants are a children's boutique warehouse, a fashion designer, and a surf board shaper; all creative in what they do. We feel Open House will enhance the surrounding business' by bringing potential revenue to their companies as well as the business' surrounding Babcock and 16th street of Costa Mesa. Open House Creative will be a benefit to the Mesa West Bluffs Urban Plan by helping to add a variation of business types to a once very industrial area.

Our landlord, Peggy Adams, allots us 7 spaces according to our lease. The size of 1602 Babcock Street is 2250 square feet. Based on the square footage of the building and the amount of spaces in the parking lot, there are 10 spaces available for use by Open House.

According to the city of Costa Mesa, we are aware we must have 7 spaces available at any given time and our hope is to obtain a permit allowing us to use the 7 spaces provided as our general parking. The parking structure of the 1602-1614 Babcock building is minimally used during standard business hours as most of the tenants are using the space as warehouse storage.

Operating Hours:

In compliance of a recent request, below indicated will be the intended business hours of operation for our establishment:

Monday: CLOSED

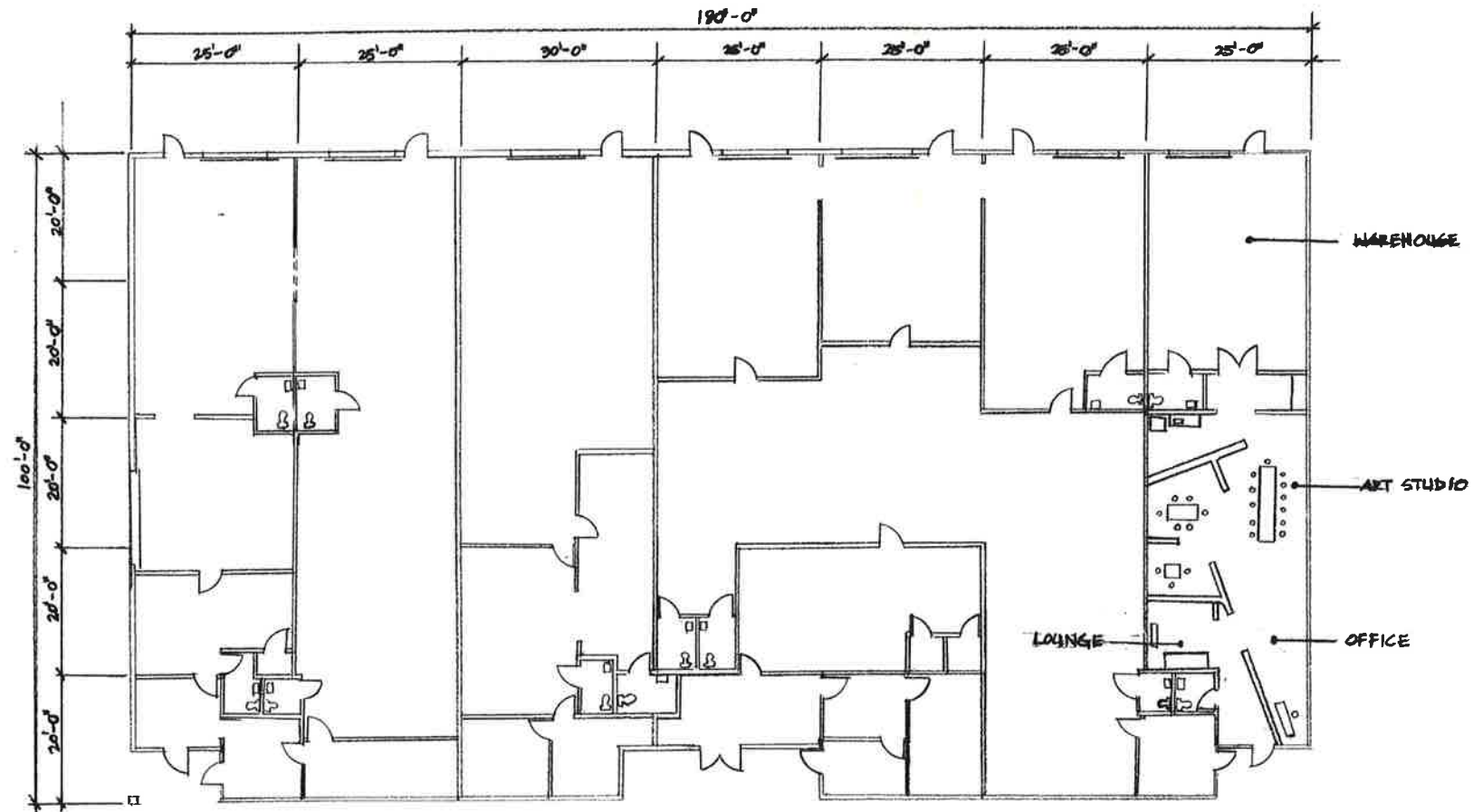
Tuesday thru Friday: 9:00am to 2:00pm Private Classes (2 Classes)
2:30pm-5:00pm Private Class (1 Class)
6:30pm-8:30pm Private Class (1 Class)

Saturday 9:00am to 12:00pm Private Class (1 Class)

Sunday CLOSED

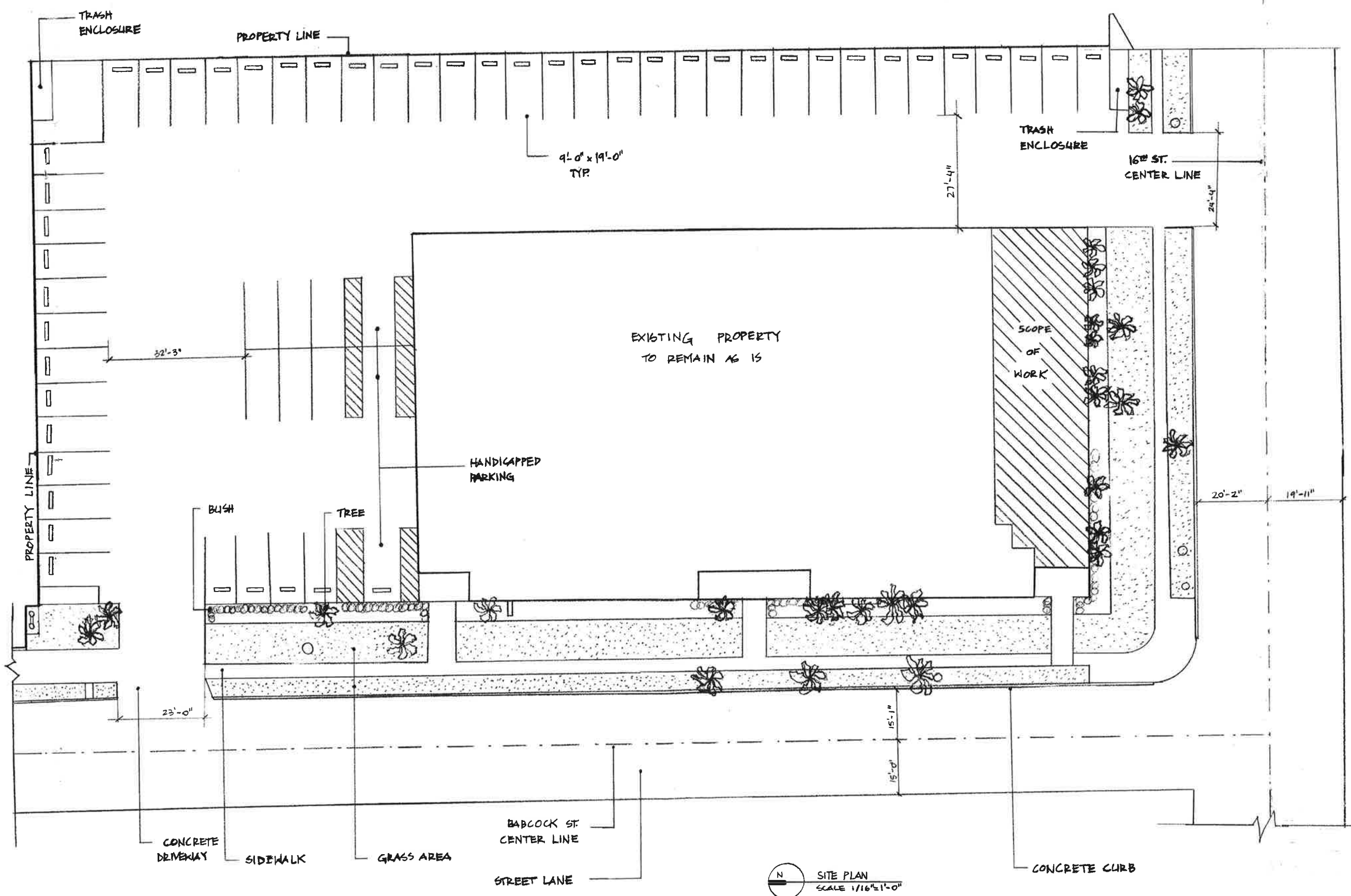
Should there be any further question, please contact me directly at 949-291-6910
Thank you very much for taking the time to review Open House Creative, we can't wait to work with the community of Costa Mesa, CA. We hope you have had the chance to view our website, and recognize our mission to foster a community of imaginative, environmentally aware, and empowered youth!

All the best,
Kameron Campbell // Director of Art Education



MINOR CONDITIONAL USE PERMIT
 ADMINISTRATIVE ADJUSTMENT NO. 24-14-22
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY *Chelsea Crager* DATE 8/7/14

SCALE: 1/16" = 1'-0"	APPROVED BY:	DRAWN BY KL
DATE: 4/23/14		REVISED
FLOOR PLAN		
		DRAWING NUMBER



N
 SITE PLAN
 SCALE 1/16"=1'-0"