



# 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 *WB*  
**DATE:** SEPTEMBER 4, 2014  
**SUBJECT:** ZONING ADMINISTRATOR DECISION(S)

---

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 September 11, 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](mailto:willa.bouwens-killeen@costamesaca.gov) if you have any questions or would like further details.

**ZA-14-26**    **1534 ADAMS AVENUE, SUITE F**

The applicant is requesting approval of a minor conditional use permit to deviate from shared parking requirements for a personal training studio in a 1,700 square foot suite. The studio will have no more than 7 persons prior to 5:30 pm on weekdays. Proposed hours are 6:00 am – 7:00 pm, Monday through Friday, and 6:00 am – 12:00 pm Saturday (Closed Sunday).

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

September 4, 2014

Paul Feters  
7602 Ontario Drive  
Huntington Beach, CA 92648

**RE: ZONING APPLICATION ZA-14-26  
MINOR CONDITIONAL USE PERMIT FOR A DEVIATION FROM SHARED  
PARKING REQUIREMENTS FOR A PERSONAL TRAINING STUDIO  
1534 ADAMS STREET SUITE F, COSTA MESA**

Dear Mr. Feters:

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 September 11, 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](mailto:chelsea.crager@costamesaca.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Willa Bouwens-Killeen", followed by the word "for" in a smaller, simpler font.

WILLA BOUWENS-KILLEEN, AICP  
Zoning Administrator

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

cc:                     Engineering  
                         Fire Protection Analyst  
                         Building Safety Division

ZA-14-26  
September 4, 2014  
Page 2 of 7

Linda Kenski  
6621 East Pacific Coast Highway #270  
Long Beach, CA 90803

## **PROJECT DESCRIPTION**

The property is located near the northwest corner of Adams Avenue and Harbor Boulevard in a C1 (Local Business) zone. The General Plan land use designation for the property is General Commercial. The project site is developed with 54,707 square feet over three buildings and 248 parking spaces. The site provides landscaping along the Adams Avenue frontage, two points of ingress/egress on Adams Avenue, and one point of ingress/egress on Harbor Boulevard.

The proposed use will occupy a 1,700 square foot tenant space, located in an existing multi-tenant building. The tenant space consists of an office, a bathroom, an office, a reception area, and a large open workout area. Based on the submitted floor plan, there are two entrance/exit doors on the east side of the tenant space adjacent to the parking lot. A general storage area of 658 square feet, maintained by the landlord, is provided. The tenant proposes using 100 SF of this storage space, for a total of 1,800 square feet allocated to the tenant.

The applicant requests approval of a minor conditional use permit (MCUP) to allow a deviation from the shared parking requirements due to unique operating characteristics.

## **ANALYSIS**

### *Noise*

Noise impacts are not anticipated. Offsetting the operating hours of the larger class sizes from the other businesses and small class sizes midday should minimize any noise impacts on surrounding uses.

### *Parking*

The total on-site parking spaces provided for the entire property is 248 spaces, or 4.5 parking spaces for every 1,000 square feet of building area, which currently meets the required parking for various types of uses for this site (i.e. retail, medical, office, restaurant, etc.). Zoning Code requires at least 4 spaces/1,000 square feet for retail centers, or a minimum of 219 spaces for the center.

The parking ratio for a physical fitness studio is 10 spaces per 1,000 square feet of floor area or 18 parking spaces for this studio. The applicant is requesting approval of a minor conditional use permit to deviate from shared parking requirements due to unique operating characteristics.

Limiting the maximum class size will ensure that the parking demand for the studio does not exceed available parking at the center. During regular business hours (9:00 am-5:00 pm) the maximum occupancy at the studio will be limited to 7 people (including both students and instructors) to prevent conflict with neighboring businesses. The limitation

on class size creates an equal demand on the center's parking as if the suite were utilized as retail (4 spaces per 1,000 square feet of building area, or 7 spaces for this tenant space).

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 General Commercial General Plan land use designation is intended to permit a wide range of commercial uses to serve local and regional needs; this business fits within those types of uses. The maximum allowable FAR for moderate traffic generating uses (20 to 75 average daily trips per 1,000 square feet in commercial designations) is 0.30 in the General Commercial designation. This site area is 3.7 acres, resulting in a floor area ratio of 0.34. The leasing of one of five suites within the building containing a variety of uses will not impact the overall FAR designation of the site.

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 physical fitness studio use should not adversely impact 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 be limited to small classes during regular business hours to minimize and noise and 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. The proposed use will be conditioned to have all training take place inside the tenant space.
  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 increase the intensity of the use beyond what is allowed by the General Plan FAR requirements.
- 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 fitness studio will be conditioned to operate with small class sizes during regular business hours to avoid parking and noise impacts.
  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. As conditioned, all training will take place inside the tenant space.
  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 a fitness studio is considered a compatible use in a General Commercial land use designation.
  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 is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

### **CONDITIONS OF APPROVAL**

- P1ng.
1. The use shall be limited to the type of operation described in this staff report: small group fitness training. Any change in the operational characteristics including, but not limited to, type of service provided or size 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 sessions to allow departing students to leave before arriving students.
  3. All uses shall be conducted within the tenant space (underroof). There shall be no assembly of students outside the tenant space.
  4. 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.
5. The parking spaces on site shall remain unobstructed and available for customer and employee parking.
  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.
  7. Occupancy of the tenant space shall be limited to 7 people (students and instructors) prior to 5:30 pm weekdays.
  8. 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.

### **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"><li>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.</li><li>2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.</li></ol> |
| Bldg.        | <ol style="list-style-type: none"><li>3. 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.</li></ol>   |
| Bus.<br>Lic. | <ol style="list-style-type: none"><li>4. 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.</li><li>5. Business license shall be obtained prior to the initiation the business.</li></ol>   |

## **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 CDFFA 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.



## The Project Description

Our project is to open operate a personal training studio **The Training Spot**, in approximately 1700 sq.ft. of retail space located at **1534 Adams Avenue # F**, Costa Mesa, Ca. 92626. We offer the best personal training in Orange County, have been in business for fifteen (15) years and currently have two locations in Huntington Beach. Our clients work with an expert personal trainer in order to help them achieve their goals of transformation in the way they look and feel. Our clients' goals are achieved through physical training and nutrition.

The private one-on-one atmosphere and individual attention is a large benefit of our personal training. Our program includes personal guidance that includes accountability and support. Our clients can also take advantage of our one-of-a-kind semi private training that allows them to achieve the best results possible in the fastest way possible.

While The Training Spot offers athletic training and boot camp training, these classes will not be held at this location.

Our **hours of operation** are 6 am – 7 pm Monday – Friday; 6 am – 12 pm Saturday; closed Sunday. There are not more than two (2) trainers on the floor at any time. There are not more than four (4) persons with one trainer at any time.

## Justification Description

The proposed use of **The Training Spot for 1534-F Adams Avenue** is substantially **compatible** with the uses permitted in the same general area primarily because it provides a needed and sought-after service to the surrounding residents giving them the opportunity for better health and fitness through training and nutritional guidelines.

The Training Spot will bring their services to the existing customers of the surrounding businesses as well as provide new customers to the restaurants, clothing stores, medical facilities, banks and salons not only within the subject retail center Marquee Costa Mesa but also the other surrounding centers located on the four corners of Harbor Blvd and Adams Avenue.

The personal training use would **not be materially detrimental** to other properties in the area, neither residential nor commercial. There is no noise pollution, no air pollution, no visual pollution and no pollution of any kind associated with this proposed use.

Because The Training Spot is a private personal training studio and not an open membership gym the impact on parking will be minimal.

EBDA  
LICENSE #4867



ERIKA BRUNSON DESIGN ASSOC  
8581 SANTA MONICA BLVD  
WEST HOLLYWOOD CA 90069  
(714)588-7599

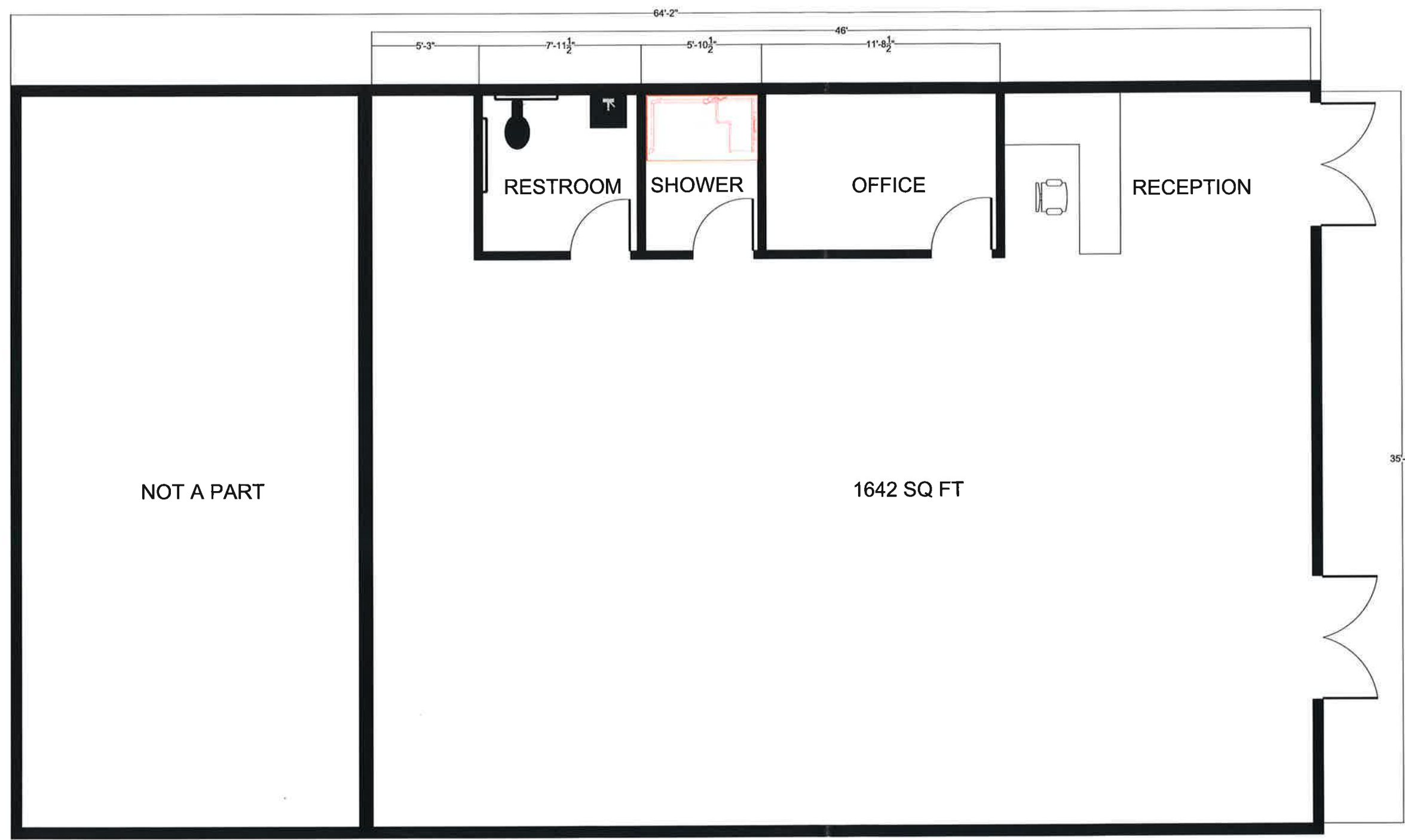
THESE DOCUMENTS CONTAIN INFORMATION TO WHICH TETRAS CONSTRUCTION RESERVES COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS. DESIGNS, SPECIFICATIONS AND IDEAS CONTAINED IN THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS EXCEPT FOR THOSE INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS AND/OR THE INFORMATION, DESIGNS AND IDEAS CONTAINED THEREIN MAY NOT BE USED FOR ANY OTHER PROJECT THAN THE ONE SPECIFIED IN THE TITLE. BLOCK USE OF THESE DOCUMENTS FOR ANY OTHER PURPOSE BESIDES BUILDING THE TITLED CENTRE WILL REQUIRE COMPLETE REIMBURSEMENT AT THE PREVAILING RATE FOR DESIGNING A NEW LOCATION.

THE TRAINING SPOT  
1534 ADAMS AVENUE SUITE F  
COSTA MESA CA 92626

FLOOR PLAN

Date  
6/27/14  
Scale  
NTS

Sheet #  
A-1



**EBDA**  
LICENSE #4867



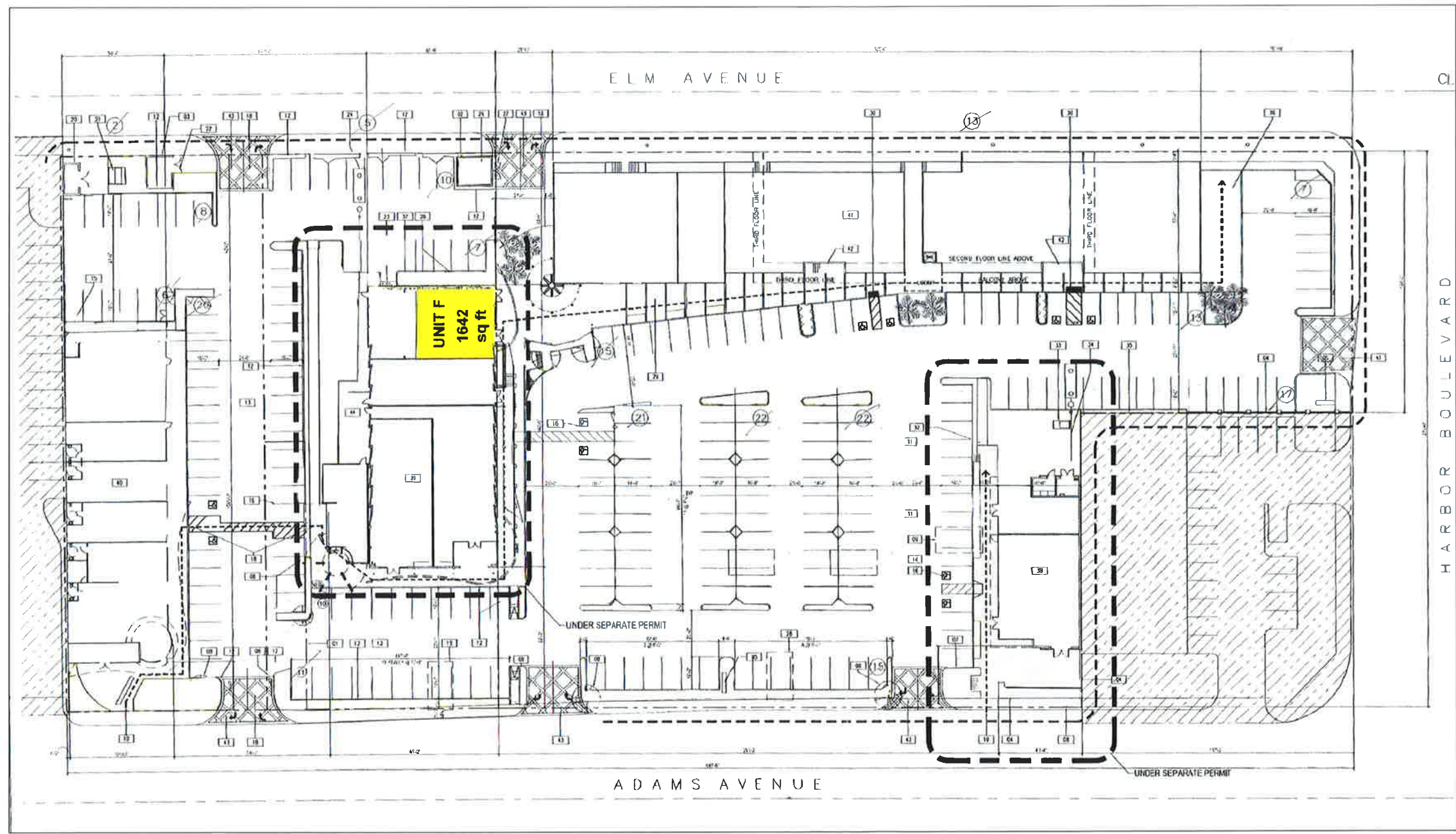
ERIKA BRUNSON DESIGN ASSOC  
8581 SANTA MONICA BLVD  
WEST HOLLYWOOD CA 90069  
(714)588-7599

THESE DOCUMENTS CONTAIN INFORMATION TO WHICH TETRAS CONSTRUCTION RESERVES COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS. DESIGNS, SPECIFICATIONS AND IDEAS CONTAINED IN THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS EXCEPT FOR THOSE INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS AND/OR THE INFORMATION, DESIGNS AND IDEAS CONTAINED THEREIN MAY NOT BE USED FOR ANY OTHER PROJECT THAN THE ONE SPECIFIED IN THE TITLE BLOCK. USE OF THESE DOCUMENTS FOR ANY OTHER PURPOSE BESIDES BUILDING THE TITLED CENTRE WILL REQUIRE COMPLETE REIMBURSEMENT AT THE PREVAILING RATE FOR DESIGNING A NEW LOCATION.

THE TRAINING SPOT  
1534 ADAMS AVENUE SUITE F  
COSTA MESA CA 92626

SITE PLAN

Date	6/27/14	Sheet #	A-2
Scale	NTS		

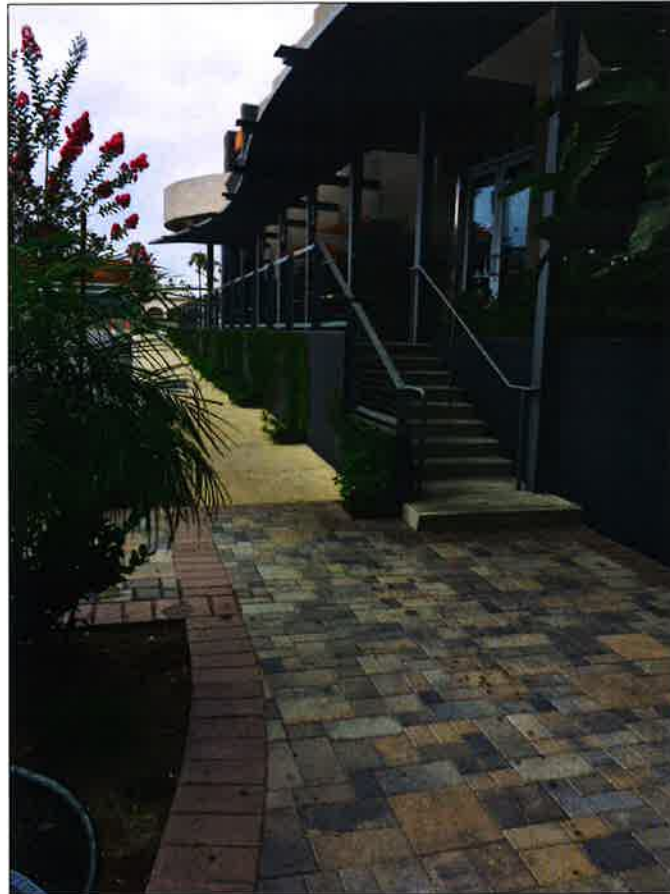




FRONT ENTRANCE TO UNIT F



FRONT ENTRANCE TO UNIT F



SIDE WALKWAY NEAR ENTRANCE



1534 ADAMS AVE - STREET VIEW

**EBDA**

LICENSE #4867



ERIKA BRUNSON DESIGN ASSOC  
 8581 SANTA MONICA BLVD  
 WEST HOLLYWOOD CA 90069  
 ATTN: CHRISTINA MOORE  
 TEL: (714)588-7599  
 FAX: (310)471-4148

THESE DOCUMENTS CONTAIN INFORMATION TO WHICH TETRAS CONSTRUCTION RESERVES COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS. DESIGNS, SPECIFICATIONS AND IDEAS CONTAINED IN THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE COPIED OR DISCLOSED TO OTHERS EXCEPT FOR THOSE INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS AND/OR THE INFORMATION, DESIGNS AND IDEAS CONTAINED THEREIN MAY NOT BE USED FOR ANY OTHER PROJECT THAN THE ONE SPECIFIED IN THE TITLE BLOCK. USE OF THESE DOCUMENTS FOR ANY OTHER PURPOSE BESIDES BUILDING THE TITLED CENTRE WILL REQUIRE COMPLETE REIMBURSEMENT AT THE PREVAILING RATE FOR DESIGNING A NEW LOCATION.

THE TRAINING SPOT  
 1534 ADAMS AVENUE SUITE F  
 COSTA MESA CA 92626

EXTERIOR PHOTOS

Date  
 6/27/14

Sheet #

Scale  
 NTS

**A-3**