



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: JULY 5, 2012
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 July 12, 2012. 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-12-11 3141 Harbor Boulevard (McDonalds)

A request to allow 24-hour operation for the drive-through and 4:30 am to 1:00 am for the dining area for the new fast food building to be constructed in place of the existing 3,900 square-foot restaurant. The new restaurant (approved under Development Review DR-12-03) will maintain the existing footprint and include a double drive-through lane for faster service (approved by Master Plan PA-10-26). The current hours of operation are 4:30 a.m. to 12:00 a.m. Sunday through Thursday and 4:00 a.m. to 1:00 a.m. Friday and Saturday. At this time, the operator (McDonald's) will be the same.

Approved, subject to conditions.

Comments received: None.

ZA-12-16 941-943 Newhall Street

Minor conditional use permit to allow a 5,800 square-foot fitness training studio (CrossFit Balboa) in an industrial zone with a deviation from shared parking requirements due to unique operating characteristics. The applicant proposes private classes by appointment only (1 instructor, 12-15 students max.) from 6:00 a.m. to 12:00 p.m. and 5:00 p.m. to 8:00 p.m., Monday through Friday; 8:00 a.m. to 10:00 a.m. on Saturday; and closed on Sundays.

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 5, 2012

Erika Iverson
fiedlergroup
2322 W. Third Street
Los Angeles, CA 90057-1906

**RE: ZONING APPLICATION ZA-12-11
MINOR CONDITIONAL USE PERMIT FOR EXTENDED HOURS FOR
MCDONALD'S
3141 HARBOR BLVD., COSTA MESA**

Dear Ms. Iverson:

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 p.m. on July 12, 2012, 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 contact the project planner, Minoo Ashabi at (714) 754-5610 or minoo.ashabi@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project description
 Findings
 Conditions of approval & Code requirements
 Approved conceptual plans

cc: Engineering
 Fire Protection Analyst
 Building Division

PROJECT DESCRIPTION

The property is currently developed with an approximately 3,900 square-foot McDonald's restaurant located at 3141 Harbor Boulevard in a C1 (Local Business District) zone. The site is bounded by Cinnamon Ave. to the west, Harbor Blvd. to the east, commercial uses to the south and a new Fresh and Easy market to the north.

The current restaurant is proposed to be demolished and replaced with a new modernized building, double drive-through lane, and outdoor seating in the same location (approved under Development Review DR-12-03 on April 12, 2012). The proposed request is for a Minor Conditional Use Permit (MCUP) to allow 24-hour operation for the new McDonald's.

The hours of operation for the existing restaurant are as follows:

- Sunday through Thursday: 4:30 am to 12:00 am
- Friday and Saturday: 4:30 am to 1:00 am

The applicant is proposing to operate the drive-through 24 hours and to allow the dining room and outdoor dining area to be open from 4:30 am to 1 am. Alcoholic beverages will not be served.

The City's Zoning Code requires approval of a MCUP when a restaurant, located within 200 feet of a residential zone, proposes to operate between 11 pm and 6 am.

ANALYSIS

As proposed and conditioned, the extended hours of operation should not impact area residents. The restaurant is not a new commercial use and has been in operation at this current location since the 1960s. The proposed drive-through is currently operating during late hours and there are no records of noise complaints from the neighbors. In addition, the restaurant fronts Harbor Boulevard, a major commercial corridor with existing high levels of ambient noise. The new restaurant includes a double drive-through lane that will increase efficiency and minimize idling vehicles and their emissions.

Main access to the restaurant is provided from Harbor Boulevard, with the drive-through lanes directing customers back to Harbor Boulevard. Therefore, minimal traffic on Cinnamon Avenue and an increase in noise impacts as a result of the 24-hour operation is not anticipated. In addition, a condition of approval is included requiring that both the indoor and outdoor dining areas be closed from 1:00 a.m. to 4:30 am, which should minimize noise generating activities such as getting in and out of a car and loitering in the parking area.

The property is located within General Commercial land use designation of the General Plan and the proposed restaurant operation is consistent with the City's General Plan, which is intended to allow a wide variety of commercial uses which serve both local and regional needs.

FINDINGS

- A. The information presented substantially complies with 13-29 (e) of the Costa Mesa Municipal Code because:
1. The proposed use is compatible and harmonious with uses on-site as well as those on the 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.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Section 13-29(g)(2) of the Costa Mesa Municipal Code in that the proposed hours of operation will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate vicinity. Even though the site is less than 200 feet from residential uses, the site is bounded by commercial properties to the north and south, Harbor Boulevard to the east, and Cinnamon Avenue to the west. In addition, the restaurant is not a new commercial use and has been in operation at this current location since 1960s. Primary access for the restaurant will be from Harbor Boulevard so an increase in traffic on Cinnamon Avenue – and related noise impacts -- is not anticipated. The new restaurant includes a double drive-through lane that will increase efficiency and minimize idling vehicles and their emissions. As conditioned, the majority of the 24-hour operation will be limited to drive-through service; consequently, noise generating activities such as getting in and out of a car and loitering in the parking area will be minimized with the closure of the dining areas between 1 am and 4:30 am.
- 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 from CEQA pursuant to Section 15301, existing facilities.
- 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. Prior to the grand opening of the restaurant, the applicant shall submit an interim parking and traffic control plan to the Planning Division for review and approval to ensure that adequate employee parking is available on-site or on at an authorized site through an agreement with an adjacent property owner. In addition, the plan shall indicate that employees shall be available to minimize any impacts to circulation on the adjacent streets and surrounding properties. This interim plan shall be in place for a minimum of

60 days during the "Grand Opening" and may be extended for an additional 30 days to meet customer demands as deemed appropriate by the Development Services Director. The interim plan shall be approved prior to issuance of certificate of occupancy.

2. Employee parking shall occur in any of the parking stalls on the property. Employee parking on the public streets shall be considered a violation of the terms of approval of the minor conditional use permit. If repeated violations occur, the Development Services Director shall have the discretion to require employee parking spaces be assigned on the property and menu boards removed from these designated spaces, or to require other appropriate measures to ensure on-site employee parking.
3. The 24-hour operation of the site shall comply with the City's Noise Ordinance.
4. The indoor dining and outdoor seating area along Harbor Blvd. shall be closed from 1:00 a.m. to 4:30 a.m. unless otherwise approved or modified by Development Services Director.
5. The business shall be conducted at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The developer/business operator shall institute whatever security and operational measures are necessary to comply with this requirement. This includes installation of signs inside the restaurant and in the parking lot informing the patrons of the adjacent residential uses.

If determined by the Development Services Director that additional security measures are needed, the applicant shall comply with the requirement within 14 days of notification. The security measures will be determined depending on the nature of complaints or incidents and may include, but not be limited to, providing a 24-hour/7-day a week security company to provide private on-site security to the premises.

6. Between the hours of 11:00 pm to 6:00 am, the business operator shall comply with the following requirements:
 - Vehicles in the drive-in stalls shall not be left idling in the parking stalls nor shall any radios/stereo systems/amplified sound be audible outside of the vehicle.
 - There shall be no loitering of customers or consumption of food and beverages outside of the vehicles or the patio area during these specified hours.
 - Harbor Boulevard shall be the major point of ingress and egress to and from the restaurant. Access to and from Cinnamon Avenue shall be discouraged during late hours of operation from 11:00 pm to 6:00 am. This shall be enforced by staff and with the installation of signs in the parking lot and within the restaurant.
7. Developer shall control litter originating from the site (i.e. paper/plastic

goods, food items, drink containers, etc.) on a daily basis. On-site trash receptacles visible from the public right-of-way shall be emptied and litter be removed on a regular basis.

8. Truck deliveries shall not occur between 11:00 p.m. and 6:00 a.m. consistent with regular operating delivery restrictions for restaurants within 200 feet of residential properties.

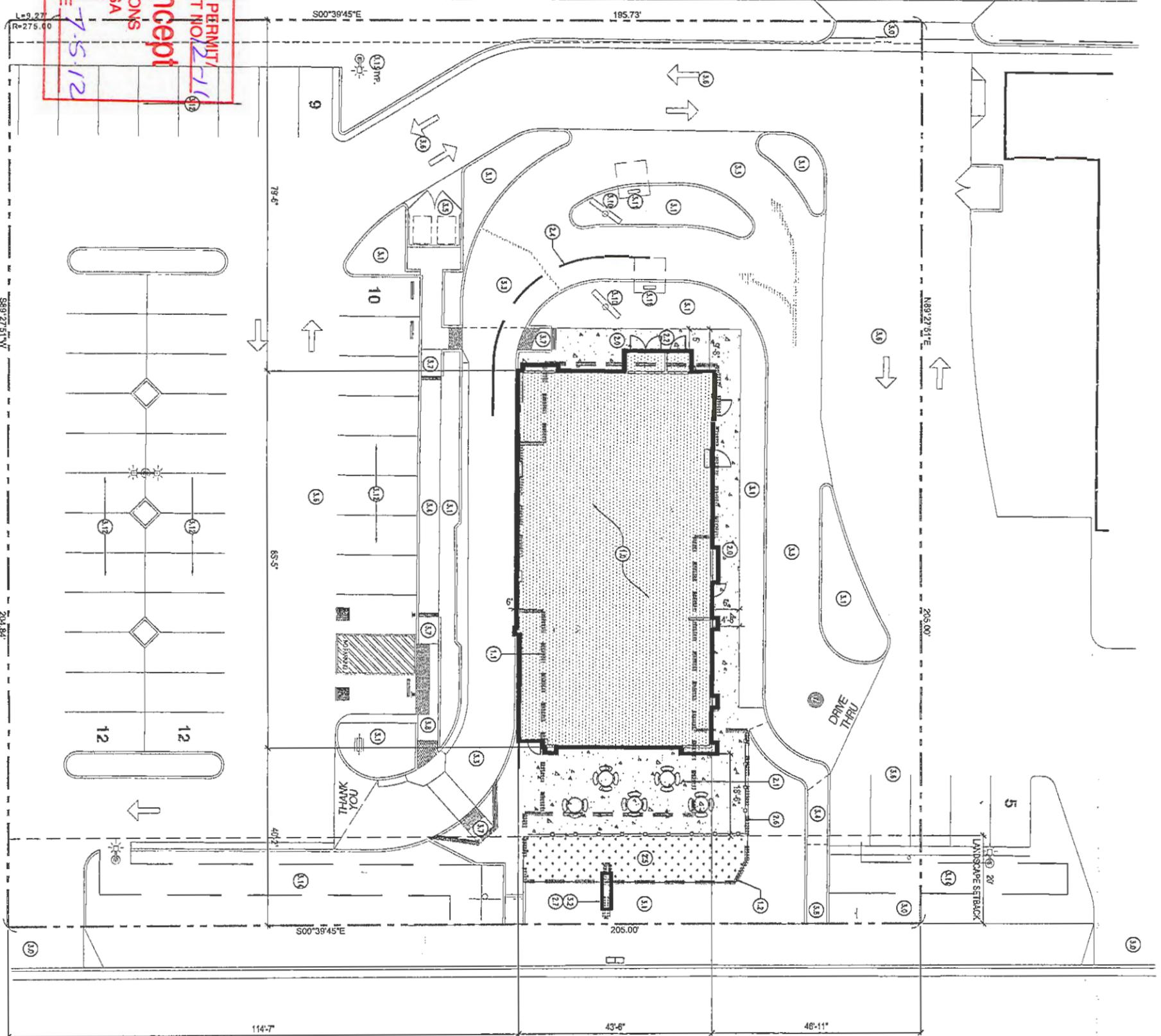
CODE REQUIREMENTS

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.

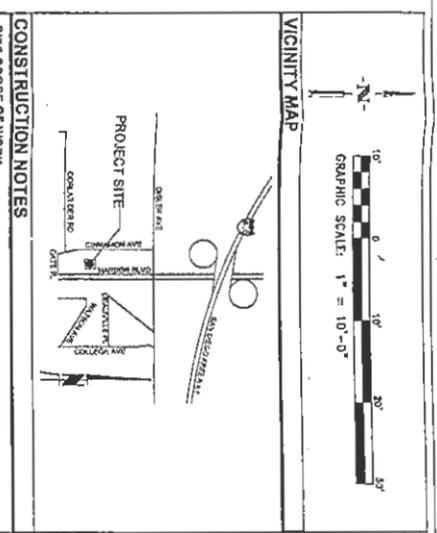
- Plng.
1. Approval of the zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains building permits for the authorized construction and initiates construction; 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. 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.
 3. The applicant is reminded that all conditions of Development Review DR-12-03 still apply.

CINNAMON AVENUE

HARBOR BLVD.



MINOR CONDITIONAL USE PERMIT / ADMINISTRATIVE ADJUSTMENT NO. 2111
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT
 DATE: 7.5.12



REV	DATE	DESCRIPTION	BY

- CONSTRUCTION NOTES**
- 10 NEW 48FT TYP. BUILDING
 - 11 EXISTING BUILDING TO BE DEMOLISHED
 - 12 EXISTING OUTDOOR PLANSPACE TO BE DEMOLISHED
 - 13 SITE WORK - PROPOSED
 - 14 NEW ASPHALT DRIVEWAY - NON SLIP
 - 15 NEW OUTDOOR SEATING AREA
 - 16 NEW ELECTRICAL SWITCH GEAR
 - 17 NEW GUARD RAIL
 - 18 NEW 60' DISTANCE TO C.O.D.
 - 19 NEW LANDSCAPING
 - 20 NEW GUARD RAIL
 - 21 NEW WALKWAY SIGN
 - 22 SITE WORK - EXISTING
 - 23 EXISTING BREAKWAY TO REMAIN
 - 24 EXISTING LANDSCAPE TO REMAIN
 - 25 EXISTING 10' SIGN TO BE REMOVED
 - 26 EXISTING CONCRETE DRIVE SLAB
 - 27 EXISTING CONCRETE WALKWAY
 - 28 EXISTING TRASH ENCLOSURE
 - 29 EXISTING ASPHALT DRIVEWAY
 - 30 EXISTING CONCRETE ACCESS RAMP
 - 31 EXISTING BATH-OF-TRENCH
 - 32 EXISTING PLANTER CURB
 - 33 EXISTING WOOD BOARD
 - 34 EXISTING POS SIGN
 - 35 EXISTING PARKING
 - 36 EXISTING YARD LIGHT
 - 37 EXISTING VEGETATED SWALE

LEGEND

- NEW LANDSCAPE
- NEW BUILDING
- EXISTING TO BE DEMO

SITE INFORMATION

AREA OF PROPERTY	AREA
GROSS AREA	42,024 SQ. FT.
UNBUILDABLE AREA	0 SQ. FT.
OBSTRUCTIONS, ESSENTIALS, RIGHT OF WAY	0 SQ. FT.
NET BUILDABLE AREA	42,024 SQ. FT.
ZONING	C1

EXISTING	PERCENT	AREA
LANDSCAPE - EXISTING	18 %	7,500 SQ. FT.
LANDSCAPING - NEW	1 %	515 SQ. FT.
TOTAL LANDSCAPING	19 %	8,015 SQ. FT.

DESCRIPTION	AREA
(B) BUILDING TO BE REMOVED	3,824 SQ. FT.
(D) RESTAURANT	3,824 SQ. FT.
TOTAL BUILDING AREA	42,024 SQ. FT.
TOTAL BUILDING AREA	3,848 SQ. FT.
% OF LOT COVERAGE	9 %

DESCRIPTION	PROVIDED
(E) STADIUM SPACES	EXISTING
(F) STADIUM SPACES	EXISTING
TOTAL PARKING SPACES PROVIDED	48 SPACES

PROJECT NO. **C1** TITLE: **MCDONALD'S USA, LLC SAN DIEGO, CA**

DESCRIPTION: **MCDONALD'S ARCADE CONVERSION STUCCO EXTERIOR FINISH - CAMOITY VERSION**

DATE ISSUED: **7.5.12**

PREPARED BY: **fiedlergroup**

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 Los Angeles, CA
 90057-1906
 Phone: (213) 381-7891
 Fax: (213) 281-1517
 fiedlergroup.com

•Architecture
 •Engineering
 •Planning
 •Project Management

MCDONALD'S USA, LLC



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

July 5, 2012

Trico Realty, Inc.
3100 Pullman Street, Suite A
Costa Mesa, CA 92626

**RE: ZONING APPLICATION ZA-12-16
MINOR CONDITIONAL USE PERMIT TO ALLOW A DEVIATION FROM
SHARED PARKING FOR A PROPOSED PHYSICAL FITNESS FACILITY IN A
5,800 SQ. FT. TENANT SPACE
941-943 NEWHALL STREET, COSTA MESA**

Dear Sir or Madam:

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 p.m. on July 12, 2012, 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, Mel Lee, at (714) 754-5611, or at mel.lee@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 property is located on the south side of Newhall Street, west of Monrovia Avenue, and contains a 51,442 square-foot multiple tenant industrial building complex originally constructed in the 1970's. The property is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial.
- The applicant requests approval of a minor conditional use permit (MCUP) to allow a reduction in the amount of required parking for the proposed use.
- This application is to use a 5,800 square-foot space for a physical fitness facility (CrossFit Balboa). The proposed use consists of the following:
 - Proposed hours of operation are:
 - Private Classes (one trainer and 15 clients maximum,):
 - Monday through Friday, 6:00 am – 12:00 pm., and 5:00 pm to 8:00 pm.
 - Saturday, 8:00 am – 10:00 am.
 - Sunday, closed.
- Approximately 182 on-site parking spaces are provided for the entire property, which exceeds the parking requirements for industrial uses per code. For the proposed use, code requires 58 on-site parking spaces; 17 on-site parking spaces are allocated for this suite per the industrial parking requirements per code. 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 16 people will be in the space at any one time and the classes will not operate during the peak parking demand time for the other uses in the center, i.e., between noon and 5:00 pm on weekdays. Additionally, 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 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 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 16 people will be in the space at any one time and the classes will not operate during peak demand times between noon and 5:00 pm on weekdays. Additionally, 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.

- 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, 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 as described in the staff report and the attached applicant's description letter. The business operation shall be limited to the following:
- A maximum of 16 people will be in the space at any one time and the classes will not operate between noon and 5:00 pm on weekdays.
2. 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.
 3. 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.
 4. 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.
- Trans. 9. Fulfill mitigation of off-site traffic impacts at the time of building occupancy by submitting the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is

calculated based upon the average daily trip generation rate of 63 net trip ends for the proposed use and includes credits for existing uses. At the current rate per trip end, the traffic impact fee is estimated at \$9,955.00. 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 requirement 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.

SECTION 2 - APPLICANT LETTER

Location:
921-923 Newhall
Costa Mesa, CA 92660

Point of Contact:
John Welbourn
949-689-3086

john@socalsc.com

Project Description

The proposed project for CrossFit Balboa is a private, by appointment only strength & conditioning training center for athletes. The facility is only open for 6 am - 12 pm & 5 pm - 8 pm Monday through Friday and 8-10 am on Saturdays.

The majority of our training takes place with a single coach and client or small group; we are able to limit the use of the building to no more than 12-15 people at anyone time. Since we are able to limit the class size we do not need any additional parking outside those provided to us in the lease.

The facility is not open to the public and not available for "open" style workouts. An example of "open" workouts would be a large commercial gym where clients/members can train at will and unsupervised.

There will be no alterations to the property to accommodate our usage.

We train several professional athletes from MLB, NFL and the Olympics in a setting that is both private and uncrowded.

SECTION 3 – DESCRIPTION OF JUSTIFICATION

Location:

921-923 Newhall
Costa Mesa, CA 92627

Point of Contact:

John Welbourn
949-689-3086

Project Description

Proposed project located at 921-923 Newhall, Costa Mesa will be used as a “by appointment only” personal fitness training facility. We are not open to the public, as we work with many professional athletes from MLB and NFL. Our current membership is limited to individual or small group training by a single coach. We do not permit open gym or unsupervised training by members. All parking requirements will be met by existing parking spots provided via the terms of the lease by landlord.

Substantial Compatibility

Our proposed usage will not impact the immediate area detrimentally as we limit our usage to 15 members at anyone time. None of the adjacent businesses will be affected by our parking requirements, as this is below the parking provided by landlord.

SECTION 3 – DESCRIPTION OF JUSTIFICATION

921-923 Newhall
Costa Mesa, CA 92627

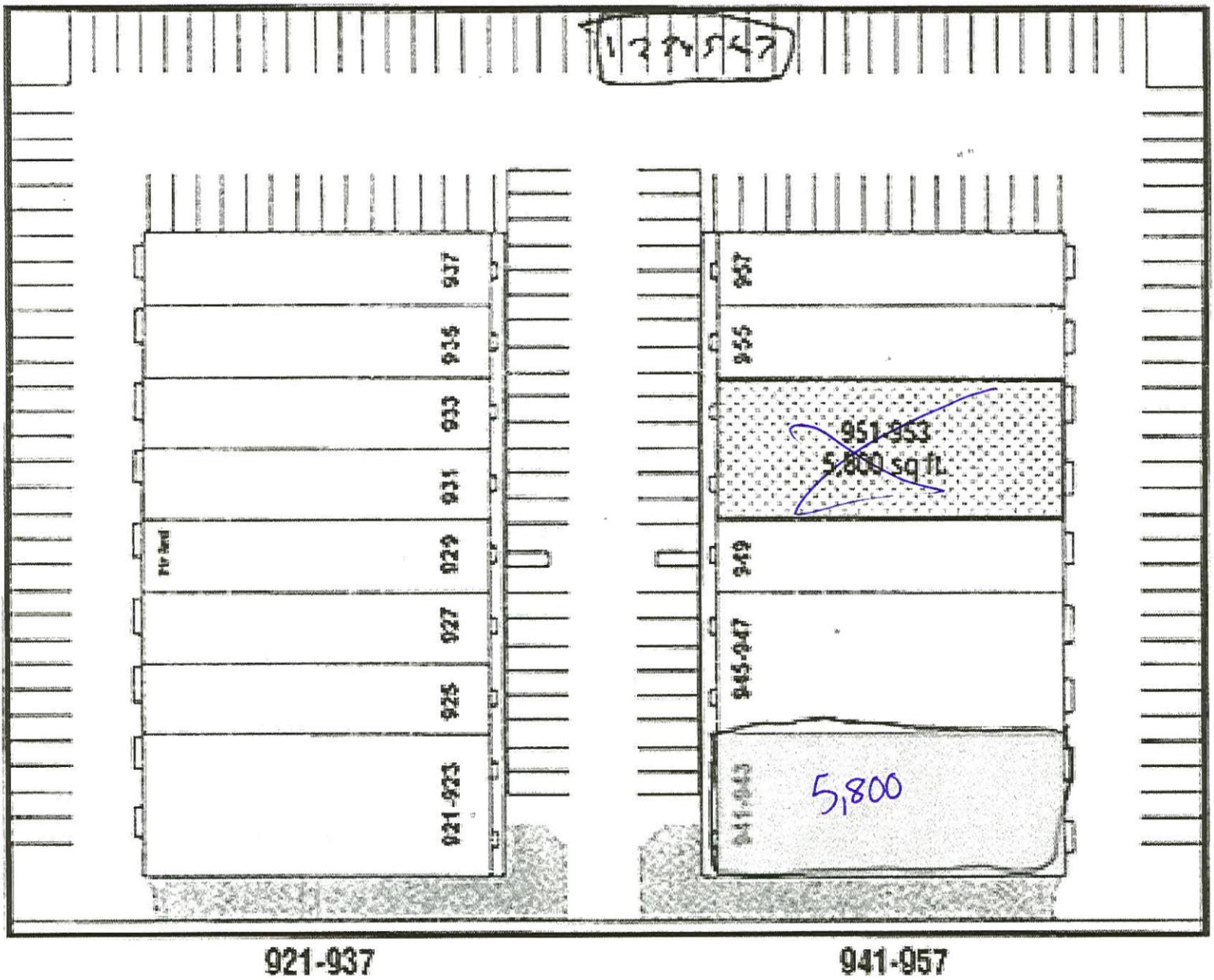
Project Description

Proposed project located at 921-923 Newhall, Costa Mesa will be used as a “by appointment only” personal fitness training facility. We are not open to the public, as we work with many professional athletes from MLB and NFL. Our current membership is limited to individual or small group training by a single coach. We do not permit open gym or unsupervised training by members. All parking requirements will be met by existing parking spots provided via the terms of the lease by landlord.

Substantial Compatibility

Our proposed usage will not impact the immediate area detrimentally as we limit our usage to 15 members at anyone time. None of the adjacent businesses will be affected by our parking requirements, as this is below the parking provided by landlord.

941-943 Newhall Costa Mesa, CA 92627



MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 2412-16

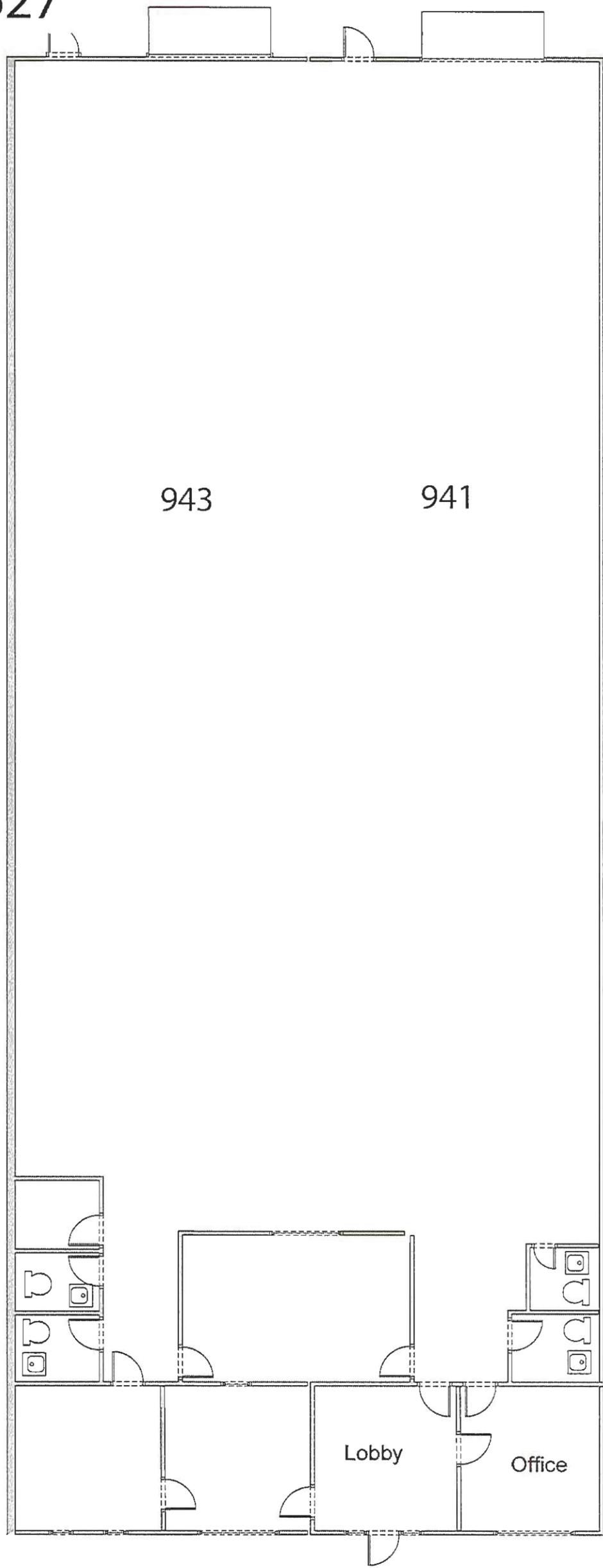
Approval in Concept

SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.

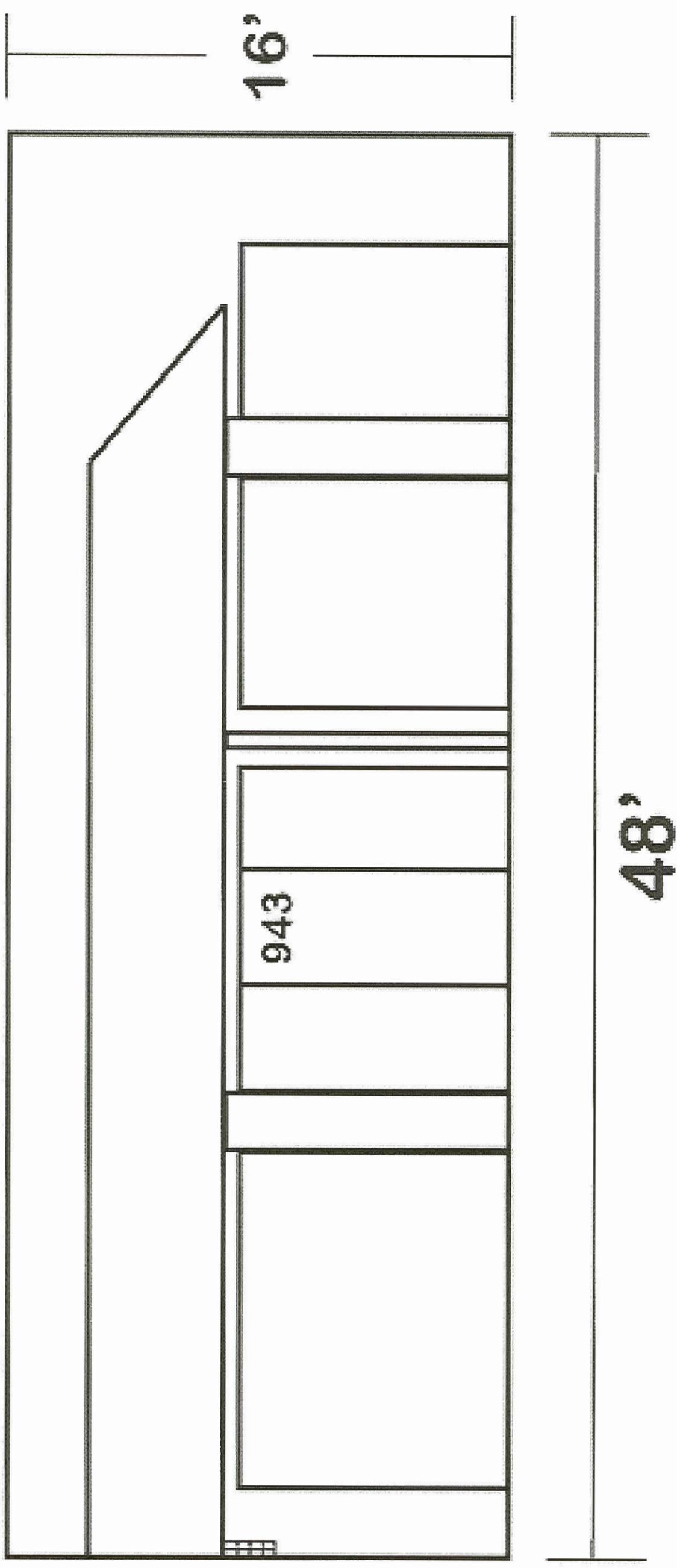
BY MW / WSK DATE 7/5/12

941-943 Newhall
Costa Mesa, CA 92627

John Welbourn
949-689-3086



941-943 Newhall
Costa Mesa, CA 92627



John Welbourn
949-689-3086