



PLANNING COMMISSION AGENDA REPORT

TO: Chairman and Commissioners
City of La Habra Planning Commission

FROM: Roy N. Ramsland Jr., Planning Manager
By: David Lopez, Associate Planner

VIA: Andrew Ho, Director of Community and Economic Development

DATE: April 27, 2020

CASES: Consideration of a request for Conditional Use Permit 19-26 to establish a health club, (Pilates studio) at 1470 South Harbor Boulevard

Consideration of a request for Conditional Use Permit 19-24 to establish a health club, (Dance studio) at 1476-1478 South Harbor Boulevard.

SUMMARY RECOMMENDATION

It is recommended that the Planning Commission:

- 1) Approve Conditional Use Permit 19-26 to establish a health club, (Pilates studio) at 1470 South Harbor Boulevard subject to the findings and conditions in the attached resolution; and
- 2) Approve Conditional Use Permit 19-24 to establish a health club, (Dance studio) at 1476-1478 South Harbor Boulevard, subject to the findings and conditions in the attached resolution.

PROJECT PROPOSAL

Description

The Applicant, DMI Harbor Hills, LLC, is proposing to operate a Pilates studio (Club Pilates) and a dance studio (AKT) within an existing commercial center. The subject property is located along the east side of Harbor Boulevard between Las Rendas Drive and Las Palmas Drive (see Vicinity Map, attachment 3). The General Plan Land Use designation for the site is Neighborhood Commercial. The property is zoned Commercial (C-2) which is consistent with the General Plan.

Discussion

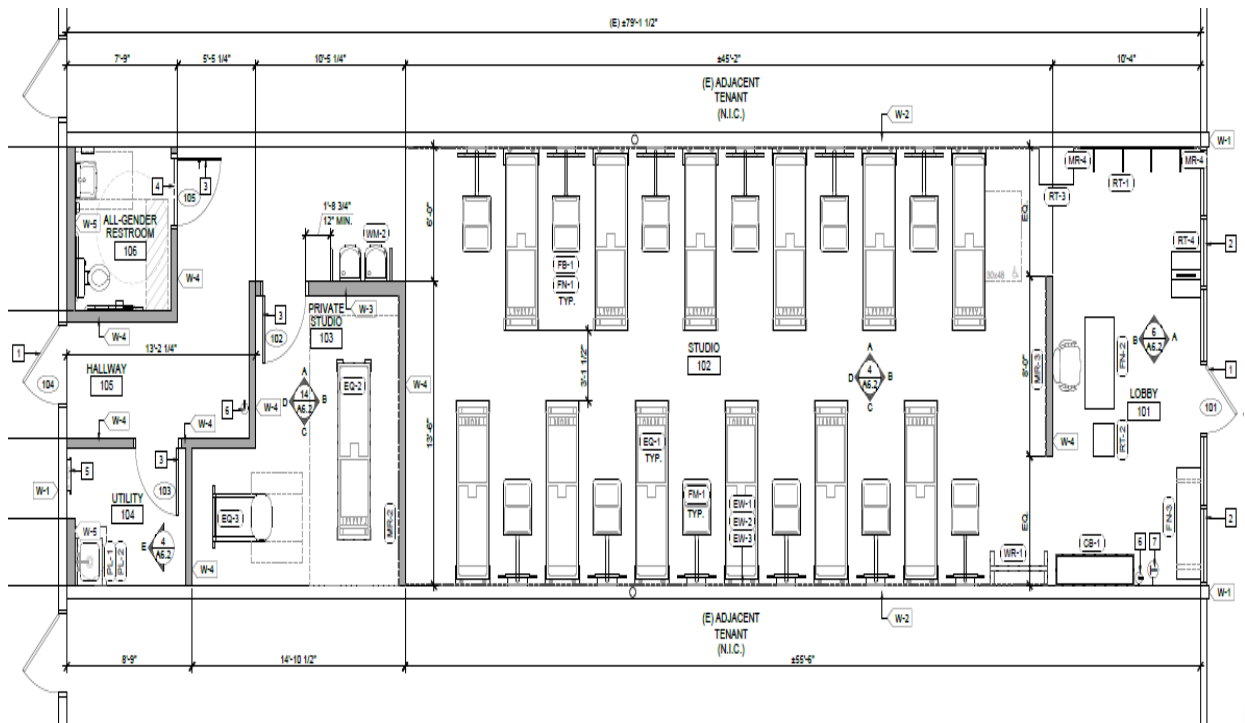
The subject property is improved with a 27,062 square foot commercial building (The Row on Harbor) that was recently renovated. The building is located near the middle of the property with parking areas accessed via Harbor Boulevard and another parking area accessed via Ladera Terrace. The two tenant suites located near the southerly end of the center addressed as 1476 and 1478 have been combined to create a single suite reducing the suite count from 15 to 14 total suites. The current list of approved tenants within the center include:

Akafuji, Bodhi Leaf Coffee Traders, Feu Vietnamese Noodle House, Harbor Mexican Café, California Pita Grill, Beauteous Nails and the recently approved Hog and Hen restaurant. The Applicant has also recently submitted plans for a tenant improvement for the restaurant Eggbred that has taken over the CUP for the former Tori Haus suite at 1454 South Harbor Boulevard. Planning Commission review is not required for the Eggbred tenant improvement. The Applicant at this time is proposing two new tenants to occupy the suites located near the southerly end of the center, Club Pilates and AKT.

Club Palates

Club Pilates will occupy suite 1470 South Harbor Boulevard located adjacent to the Beauteous Nails suites. The subject suite is 1,600 square feet in area and will be improved with a lobby/reception area near the front of the suite which includes retail displays, and storage shelves. The main area of the suite will include 12 stationary Pilates machines, a private training room with an additional Pilates machine, an all gender restroom and utility room.





Club Pilates is a membership-based facility that provides strength training workouts available to all levels. The facility will offer equipment-based Pilates classes of 12 individuals per class as well as private training sessions and Pilates teacher training programs. The proposed hours of operation are Monday to Friday from 6:00 a.m. to 9:00 p.m., Saturday and Sunday from 6:00 a.m. to 2:00 p.m. The business operator is proposing to have 3-5 employees onsite.

Club Pilates will offer 6 classes during the weekdays and 3 classes on weekends. Each class is 50 minutes in duration conducted by one instructor. Private lessons are held with a maximum of two to three patrons, are also 50 minutes in duration and are scheduled once during the week. The anticipated popular class times are the 7:00 a.m. and the 4:00 p.m. classes.

AKT

AKT will occupy the combined suites 1476-1478 South Harbor Boulevard located at the southerly end of the center. The suite is 2,421 square feet in area and will be improved with a lobby/reception area with lockers, a small retail area, two restrooms and a utility room. The floor plan also includes a storage area for the workout equipment and the main dance studio area which is enclosed from the rest of the suite.

4. The granting of the Conditional Use Permit is consistent with the General Plan.

The City's Land Use Matrix does not have a definition for health clubs and it also does not identify which uses are associated with health or fitness. However, after researching the topic among other jurisdictions including City of Brea, Fullerton, Whittier, La Puente and San Dimas; Pilates, and dance studios when designed to operate under the premise of fitness are categorized as health and fitness facilities. Based on the research, the two proposed CUPs have been classified as Commercial Recreation in the City's Zoning Code and identified as health clubs.

Based on the health club classification, the City's parking requirement for these uses is 10 parking spaces for every 1,000 sf. of gross floor area. Parking required for the Pilates Studio (based on the suite's gross floor area of 1,600 square feet) is 16 spaces. Parking required for AKT dance studio (based on a larger suite gross floor area of 2,421 square feet) is 24.21 spaces. The two proposed health clubs were not identified in the original parking study dated August 1, 2019. Therefore, the Applicant has revised and updated the document to reflect the proposed projects.

The revised parking study concludes that at full occupancy of the center (which now includes 9 restaurant, 2 health clubs and 3 retail suites), the center is deficient by 45 spaces. The center's deficiency of the 45 parking spaces is addressed via the shared parking lease agreement for the 60 parking spaces on the St. Paul Lutheran Church property. The lease agreement has been amended to state that it will automatically be renewed annually (see Amended Parking Agreement, attachment 5).

The proposed facilities will be operating within a commercial center which is situated within a commercial corridor surrounded by commercial and office type uses. Commercial centers typically provide a range of retail, restaurant and service uses. All activities related to the proposed facilities will take place within their respective suites.

The hours of operation for both the Pilates and Dance studio are identical, Monday to Friday from 6:00 a.m. to 9:00 p.m., Saturday and Sunday from 6:00 a.m. to 2:00 p.m. The proposed hours of operation are similar to Bodhi Leaf Coffee which was approved to operate from 6:00 a.m. to 8:00 p.m. Also, the majority of the restaurants within the center open at 9:00 a.m. and cease operation at midnight or earlier based on the modified hours of operation caused by the closure of all restaurant dining areas.

Based on the findings in the revised parking study, the center can accommodate the two proposed health clubs. Therefore, it is recommended that the Planning Commission approve Conditional Use Permit 19-26 to establish a health club (Pilates studio) at 1470 South Harbor Boulevard and Conditional Use Permit 19-24 to establish a health club (dance studio) at 1476-1478 South Harbor Boulevard, subject to the findings and conditions in the attached resolutions.

Code Compliance

Required parking at full occupancy – Per the April 5, 2020 Parking Study

<u>Suite Number</u>	<u>Use</u>	<u>Required Parking</u>
1450	Akafuji	21.96 spaces*
1452	Bodhi Leaf	17.6 spaces*
1454	Eggbred Restaurant	13.85 spaces*
1456	Feu Vietnamese	13.68 spaces*
1458	Future Restaurant	13.45 spaces*
1460	California Pita	16.49 spaces*
1462	Harbor Mexican Café	13.63 spaces*
1464	Hog and Hen	23 spaces*
1466	Future Restaurant	16.01 spaces*
1468	Beauteous Nails	5.28 spaces
1470	Club Pilates	16.01 spaces
1472	Retail	5.28 spaces
1474	Retail	7.86 spaces
1476-78	AKT	24.21 <u>spaces</u>

Total Required Parking Spaces by Code: 208.31 spaces

*20 percent reduction pursuant to Parking Study: -29 spaces

Revised Total Required Spaces: 179 spaces

Total Parking Spaces Provided: 194 spaces **134 on-site spaces
 ***60 off-site spaces

*A parking study (August 2019) and an updated parking study (April 2020) analysis justifies a 20 percent reduction in restaurant parking by taking into account take-out deliveries and other rideshare services.

**The Draft Valet Parking Plan introduced via the Hog and Hen CUPs approved on March 23, 2020, increased the center’s parking capacity from 100 spaces to 134 spaces utilizing the rear onsite parking lot areas of the subject center for valet parking purposes. The implantation of the valet plan will maintain customers onsite. The draft valet parking plan was reviewed and approved by the Traffic Manager. The valet parking plan and written procedures are included in the attached revised parking study dated April 5, 2020.

***A total of 179 onsite parking spaces are required for the center. With the addition of the valet parking plan the center can accommodate 134 onsite parking spaces, creating a deficiency of 45 spaces. To address the parking deficiency, the Applicant has secured a parking lease agreement for 60 parking spaces with the St. Paul Lutheran Church located approximately 100 feet southwest of the subject center. Staff will condition the final valet parking plan to utilize the church parking lot area as overflow for valet parking. With the incorporation of a valet parking plan, the off-site parking at the Church and the

existing spaces within the shopping center, the total number of parking spaces provided for the project is 194 spaces.

NPDES

The Applicant's proposal has been reviewed pursuant to the requirements of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since no disturbance of soil will occur, this project is exempted by the Water Quality Ordinance from the preparation of a WQMP.

CEQA

This project was reviewed pursuant to the guidelines of the California Environmental Quality Act (CEQA) and determined to be Categorically Exempt pursuant to Section 15301(a), Class 1: Existing Facilities of the California Environmental Quality Act Guidelines. The project consists of a tenant improvement.

General Plan Relevance

The General Plan designates the property as Neighborhood Commercial which is characterized by commercial uses that serve the daily or frequent commercial needs of the residents in the immediate vicinity. The proposed commercial schools are located within a multi-tenant commercial center and they are compatible with the mix of uses contained within the center. The property is physically sized and suited for the proposed commercial schools and the parking has been determined to be adequate.

The project implement Policies LU 3.2 Uses to Meet Daily Needs, LU 11.1 Diversity of Uses, OS 2.17 Private Commercial Recreational Facilities of the General Plan 2035.

Related Cases

- On August 27, 2018, the Planning Commission approved Conditional Use Permit 18-12 to operate a remediation system from the subject property for a two year period.
- On September 24, 2018, the Planning Commission approved Design Review 18-08 for façade and onsite improvements to the subject commercial center.
- On August 1, 2019, the Planning Commission approved Conditional Use Permit 19-11 and Conditional Use Permit 19-12 for a restaurant with an ABC Type 41 alcoholic beverage license at 1450 South Harbor Boulevard (Akafuji Restaurant).
- On August 1, 2019, the Planning Commission approved Conditional Use Permit 19-16 for a restaurant at 1452 South Harbor Boulevard (Bodhi Leaf Coffee Traders Restaurant).

- On August 1, 2019, the Planning Commission approved Conditional Use Permit 19-13 and Conditional Use Permit 19-14 for a restaurant with an ABC Type 41 alcoholic beverage license at 1454 South Harbor Boulevard (Tori Haus Restaurant).
- On August 1, 2019, the Planning Commission approved Conditional Use Permit 19-15 for a restaurant at 1456 South Harbor Boulevard (Feu Vietnamese Noodle House Restaurant).
- On January 27, 2020, the Planning Commission approved Conditional Use Permit 19-23 for a restaurant at 1460 South Harbor Boulevard (California Pita Grill).
- On March 23, 2020, the Planning Commission approved Conditional Use Permit 19-27 and Conditional Use Permit 19-28 for a restaurant with an ABC Type 41 alcoholic beverage license at 1464 South Harbor Boulevard (Hog and Hen).

REQUIRED FINDINGS

Findings of Fact are required to be made before a Conditional Use Permit can be granted. The findings are provided in the attached resolutions along with conditions that staff has identified as being necessary to ensure that the proposed project will have no negative effects on the public welfare and compliance with all appropriate City codes and ordinances (see attachment 1 and 2, Resolutions).

RECOMMENDATION

It is recommended that the Planning Commission adopt the following resolutions entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-26 TO ESTABLISH A HEALTH CLUB, A PILATES STUDIO AT 1470 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA HABRA APPROVING CONDITIONAL USE PERMIT 19-24 TO ESTABLISH A HEALTH CLUB, A DANCE STUDIO AT 1476-1478 SOUTH HARBOR BOULEVARD, MAKING THE APPROPRIATE FINDINGS, AS PER THE APPROVED PLANS AND SUBJECT TO CONDITIONS.

ATTACHMENTS

1. [Resolution – CUP 19-26](#)
2. [Resolution – CUP 19-24](#)
3. [Vicinity Map](#)
4. [Updated Parking Study Dated 4-5-20](#)
5. [Amended Parking Agreement](#)

6. [Project Plans](#)
7. [Applications](#)
8. [Property Owner Notice and Mailing List](#)
9. [PowerPoint Presentation](#)