



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Jill Arabe, Associate Planner   
**DATE:** April 14, 2015

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 15-001 (24-HOUR FITNESS CLUB)**

**APPLICANT:** Keith Bohr, 221 Main Street, Suite 'S', Huntington Beach, CA 92648

**PROPERTY**

**OWNER:** Huntington South Center LLC, 16830 Ventura Blvd., Suite J, Encino, CA 91436

**LOCATION:** 9051 Atlanta Avenue, 92646 (northeast corner of Atlanta Avenue and Magnolia Street)

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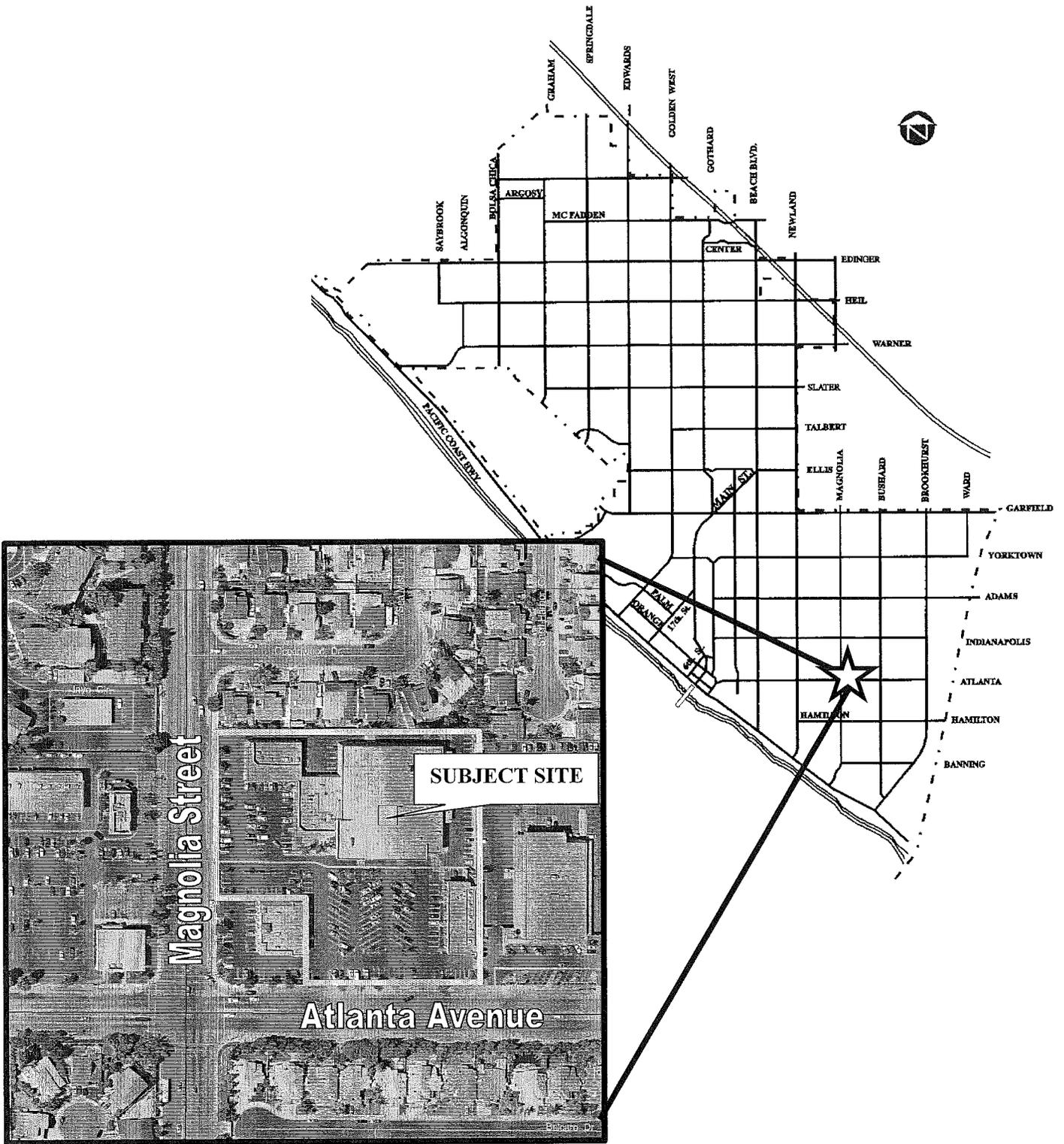
**STATEMENT OF ISSUE:**

- ◆ Conditional Use Permit (CUP) No. 15-001 is a request for the following:
  - To permit the establishment of an approximately 32,022 sq. ft., 24-hour commercial recreation and entertainment use (health club) within a vacant tenant space (formerly Albertsons) in an existing shopping center; and
  - To permit a 19-space parking reduction based on a parking survey and shared parking analysis.
  
- ◆ Staff's Recommendation:  
Approve Conditional Use Permit No. 15-001 based upon the following:
  - Complies with the General Plan goals, objectives, and policies encouraging a diversity of commercial uses that is oriented to the needs of local residents and visitors to the City.
  - Compatible with surrounding commercial and residential uses.
  - Contributes to the economic viability of an existing shopping center.
  - Parking Survey and Shared Parking Analysis by LSA Associates demonstrate adequate parking for all uses.

**RECOMMENDATION:**

Motion to:

“Approve Conditional Use Permit No. 15-001 with suggested findings and conditions of approval (Attachment No. 1)”



**VICINITY MAP  
 CONDITIONAL USE PERMIT NO. 15-001  
 (24-HOUR FITNESS CLUB – 9051 ATLANTA AVENUE)**

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Deny Conditional Use Permit No. 15-001 with findings for denial."
- B. "Continue Conditional Use Permit No. 15-001 and direct staff accordingly."

**PROJECT PROPOSAL:**

Conditional Use Permit No. 15-001 represents a request for the following:

- To permit the establishment of an approximately 32,022 sq. ft., 24-hour commercial recreation and entertainment use (health club) within a vacant tenant space (formerly Albertsons) in an existing shopping center pursuant to Huntington Beach Zoning & Subdivision Ordinance (HBZSO) Section 211.04; and
- To permit a 19-space parking reduction based on a parking survey and shared parking analysis pursuant to HBZSO Section 231.08.

The proposed facility will consist of equipment areas for cardio, resistance, free weight, and cycling. There will also be an indoor lap pool and spa, retail area, sauna and steam rooms, locker rooms, and a kids daycare center. The facility will employ approximately 40-50 employees, with 10-15 per shift. Proposed hours of operation are 24-hours a day with certain holidays closing at earlier times. The subject site is located at the northeast corner of Atlanta Avenue and Magnolia Street. Other commercial uses in the shopping center consist of eating and drinking establishments, a dentist office and retail uses.

**ISSUES:**

**Subject Property And Surrounding Land Use, Zoning And General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CN-F1 (Commercial Neighborhood – 0.35 Max. Floor Area)	CG (Commercial General)	Commercial
North of Subject Property:	RL-7 (Residential Low Density – 7 du/acre)	RL (Residential Low Density)	Residential
East and West (across Magnolia St.) of Subject Property:	CN-F1	CG	Commercial
South of Subject Property (across Atlanta Ave.):	RL-7	RL	Residential

**General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is currently CN-F1 (Commercial Neighborhood – 0.35 Maximum Floor Area). The proposed project is consistent with the General Plan land use designation of Commercial Neighborhood and the goals, objectives, and policies of the City’s General Plan as follows:

A. Land Use Element

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

The proposed use is compatible with the existing commercial uses in the shopping center such as retail and eating and drinking establishments. It provides recreational opportunities and services to residents in the vicinity.

B. Economic Development Element

Objective ED 2.4: Revitalize, renovate and expand the existing Huntington Beach commercial facilities while attracting new commercial uses.

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The health club is a commercial use that promotes an active lifestyle and recreational services. It will help revitalize the center by occupying a vacant space on the property and improving the building facade. The proposed use will contribute to the economic viability of the shopping center and the responsible growth of the City.

Zoning Compliance:

This project complies with the requirements of the CG zoning district. The use is permitted in the zone, subject to conditional use permit approval by the Planning Commission. The onsite parking requirement for the health club use is one parking space per 200 square-feet, except that areas designated for group instruction shall be parked at a ratio of one parking space per 100 square-feet. The current onsite parking supply is 237 spaces. The proposed remodel of the tenant space includes the provision of an additional 15 spaces to the site for a total supply of 252 parking spaces. Based upon the existing commercial uses and proposed health club use, the zoning code requires 271 spaces. The applicant is requesting a 19-space parking reduction by considering a shared parking analysis of the shopping center and a parking survey of the existing uses. The shared parking analysis (Attachment No. 5) demonstrates that the proposed parking supply of 252 spaces will adequately accommodate the peak parking demand for the center. On the weekdays and weekends, peak parking demands of 230 spaces and 212 spaces, respectively, are anticipated. In addition, a list of City Code Requirements of the applicable provisions of the HBZSO and Municipal Code has been provided to the applicant (Attachment No. 4) for informational purposes only.

Urban Design Guidelines Conformance: Not applicable.

**Environmental Status:**

The proposed project is categorically exempt pursuant to Class 1, *Existing Facilities*, Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, which identifies the operation of existing structures involving negligible or no expansion of use beyond that previously existing as exempt from the provisions of CEQA.

**Coastal Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Public Works, Police, Fire, and Planning and Building have reviewed the project and identified a list of code requirements (Attachment No. 4) applicable to the project.

**Public Notification:**

Legal notice was published in the Huntington Beach Wave on April 2, 2015, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of April 7, 2015, staff received one phone call identifying support for the request.

**Application Processing Dates:**

<b><u>DATE OF COMPLETE APPLICATION:</u></b>	<b><u>MANDATORY PROCESSING DATE(S):</u></b>
March 17, 2015	May 17, 2015

Conditional Use Permit No. 15-001 was filed on January 13, 2015, and deemed complete on March 17, 2015. The application is scheduled for public hearing before the Planning Commission on April 14, 2015.

**ANALYSIS:**

**Compatibility**

The subject site is located within an existing multi-tenant commercial shopping center along major streets and surrounded by commercial and residential uses. The building was formerly occupied by a grocery store, which closed in February 2014. The proposed health club use will be compatible with existing uses because it offers recreational services such as group classes, exercise equipment, and personal training for residents and visitors in the vicinity. The closest 24-Hour Fitness health club is located in the Downtown area of the City and this new location will provide convenient access for nearby health club members. The primary entrances to the facility are oriented south towards the parking lot and streets, so as not to impact adjacent residents to the north with the flow of customers entering and exiting the club. Although the proposed hours of operation are 24-hours daily, business operations will occur only within the interior of the building. The nearest residential uses are located to the north approximately 24 ft. from the existing building and separated by a driveway and an approximately seven (7) ft. high wall. There is some parking to the east of the building adjacent to the post office lot but no parking between the building and

residences to the north. Potentially significant noise, traffic, and safety impacts are not anticipated above levels when the grocery store occupied the center. However, conditions related to the installation of security lighting and surveillance cameras for safety and exterior doors facing the north and east property lines to be closed during night time hours are recommended to further minimize potential safety and noise concerns.

Staff supports the proposed health club which will help revitalize the commercial center and attract nearby health club members to the site.

**Parking**

The existing parking supply at the subject site is 237 spaces. The proposal will include the demolition of approximately 1,500 sq. ft. of existing building area and installing 15 parking stalls at the east side of the building. With the proposed project, the total supply of parking would result in 252 parking spaces. According to the HBZSO, the parking requirements for a health club use are 1 space per 200 sq. ft. and areas for group instruction at a ratio of 1 space per 100 sq. ft. Based upon the health club use proposed at 28,335 sq. ft. and group instruction at 3,687 sq. ft., the health club use requires 179 parking spaces. The total amount of parking required with the existing and proposed uses per the HBZSO is 271 stalls.

Existing Parking	Proposed Parking	Required (with project) Per HBZSO
237 parking spaces	252 parking spaces	271 parking spaces

In accordance with the HBZSO, survey data prepared by a state-registered traffic engineer may be considered to allow for a reduction in required parking. The proposed CUP request is for a reduction of 19 parking spaces. LSA conducted a parking survey at the site on a typical weekday and weekend to determine the current utilization of parking stalls (Attachment No. 5). It was observed that the current peak demand for parking of the existing uses with the vacancy of the prior grocery store is 77 spaces on the weekday, which occurs at 2:00 p.m. and represents 32% utilization, and 122 spaces on the weekend, which occurs at 11:00 a.m. and represents 50% utilization.

To compare the current utilization of parking in the shopping center with the anticipated utilization of parking by the health club, the applicant/traffic engineer submitted a shared parking analysis. Shared parking is the use of a parking space to serve two or more individual land uses without conflict because of variations in the parking demand by hour and by day. The shared parking analysis (Attachment No. 5) provided by LSA identifies that peak parking demand for the health club is expected to occur at 6:00 p.m. on weekdays and at 5:00 p.m. on weekends when several of the existing uses are closed and parking demand for the retail uses decreases. Peak parking demand for the center is anticipated to occur on the weekday at 6:00 p.m. with 230 spaces and on the weekend at 11:00 a.m. with 212 spaces. As depicted in the table below, the proposed parking supply would accommodate the peak parking demand for the entire center on a typical weekday and weekend.

	<b>Weekday</b>	<b>Weekend</b>
<b>Time</b>	6:00 p.m.	11:00 a.m.
<b>Existing Demand (w/ vacant grocery store)</b>	51 spaces	122 spaces
<b>Proposed Demand (24-Hr Fitness)</b>	179 spaces	90 spaces
<b>Total Demand</b>	230 spaces	212 spaces
<b>Proposed Parking Supply</b>	252 spaces	252 spaces

The LSA study concludes that the proposed parking supply of 252 spaces will adequately accommodate the peak parking demand of the existing uses with the proposed health club use. With a supply of 252 spaces onsite, a surplus of 22 spaces and 40 spaces are anticipated on the weekdays and weekends, respectively.

Staff supports the proposed 19-space reduction to the HBZSO parking requirements based on a parking survey of existing uses and a shared parking analysis of the commercial center.

**SUMMARY:**

Staff recommends approval of Conditional Use Permit No. 15-001 based upon the following:

- Complies with the General Plan goals, objectives, and policies encouraging a diversity of commercial uses that is oriented to the needs of local residents and visitors to the City.
- Compatible with surrounding commercial and residential uses.
- Contributes to the economic viability of an existing shopping center.
- Parking Survey and Shared Parking Analysis by LSA Associates demonstrate adequate parking for all uses.

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval for Conditional Use Permit No. 15-001
2. Site Plan, Floor Plans and Elevations dated and received March 25, 2015
3. Narrative dated March 24, 2015
4. Code Requirements Letter (for informational purposes only) dated April 6, 2015
5. LSA Associates Shared Parking Analysis received and dated March 20, 2015

SH:JJ:JA

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **CONDITIONAL USE PERMIT NO. 15-001**

##### **SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:**

The Planning Commission finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, of the CEQA Guidelines, which states that operation and minor alteration to existing structures involving negligible or no expansion are exempt from further environmental review.

##### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 15-001:**

1. Conditional Use Permit No. 15-001 for the establishment of an approximately 32,022 sq. ft., 24-hour health club consisting of group classes, personal training, indoor lap pool and spa, kids daycare center and retail area will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use is located within an existing multi-tenant commercial center with other commercial uses. Residential uses are located to the north and northeast of the site. The building entrances for the health club are oriented south towards the parking lot and streets. Although the proposed hours of operation are 24-hours daily, business operations will be conducted indoors only. Based upon a parking survey of the existing uses and a shared parking analysis by LSA Associates, the supply of parking will adequately accommodate the proposed and existing uses. The parking demand for the center including the health club is 230 spaces on the weekday and 212 spaces on the weekend, which is less than code required parking of 271 spaces. The health club is not anticipated to generate significant noise, traffic, or other impacts above levels when the grocery store occupied the center.
2. The conditional use permit will be compatible with surrounding residential and commercial uses. The proposed use is located in an existing multi-tenant commercial center with other commercial uses. Minor façade enhancements will improve the vacant building and help revitalize the center. Additional parking is not required for the use based upon a parking survey of the existing uses and a shared parking analysis of the site. The business operations will occur indoors only. Based upon conditions imposed, exterior doors facing the north and east property lines will be closed during night time hours and the installation of adequate lighting and surveillance cameras will provide safety around the building.
3. The proposed use will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance and any specific condition on the project. It complies with applicable HBZSO requirements with a shared parking analysis for parking. Although the proposed hours of operation are 24-hours daily, business operations will be conducted indoors only so as not to impact the neighborhood during evening and early morning hours. In addition, the exterior doors facing the north and east property lines will remain closed during night time hours and security lighting and surveillance cameras will be installed for safety around the building.

4. The granting of the conditional use permit will not adversely affect the General Plan. The proposed project is consistent with the General Plan land use designation of Commercial Visitor and the goals, objectives, and policies of the City's General Plan as follows:

A. Land Use Element

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 10.1: Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

The proposed use is compatible with the existing commercial uses in the shopping center such as retail and eating and drinking establishments. It provides recreational opportunities and services to residents in the vicinity.

B. Economic Development Element

Objective ED 2.4: Revitalize, renovate and expand the existing Huntington Beach commercial facilities while attracting new commercial uses.

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The health club is a commercial use that promotes an active lifestyle and recreational services. It will help revitalize the center by occupying a vacant space on the property and improving the building facade. The proposed use will contribute to the economic viability of the shopping center and the responsible growth of the City.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 15-001:**

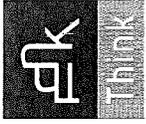
1. The site plans, floor plans, and elevations received and dated March 25, 2015, shall be the conceptually approved layout with the following modifications:
  - a. A minimum four ft. wide clear walkway shall be provided around the bike racks at the front of the building.
  - b. New parking stalls shall be double striped and have minimum 9 ft. by 19 ft. dimensions in accordance with Huntington Beach Zoning and Subdivision Ordinance Section 231.14.
2. The use shall comply with the following:
  - a. Only the uses described in the project narrative received and dated March 24, 2015 shall be permitted.

- b. All exterior doors facing the north and east property lines of the health club shall remain closed after 8:00 p.m. and before 7:00 a.m.
  - c. New windows along the north side of the building shall be non-operable.
  - d. Install security lighting and surveillance cameras near the 45 stalls along the east and 10 stalls along the west of the building. Any new interior or exterior lighting shall not produce glare on adjacent residential properties.
3. Signage shall be reviewed under separate permits and applicable processing.
4. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
5. Conditional Use Permit No. 15-001 shall become null and void unless exercised within two (2) years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

### **INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.





**Architecture**

Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

3117 Peachtree Lake SW  
Suite 100  
Atlanta, GA 30328  
Tel: 404.252.1122  
www.bkthink.com

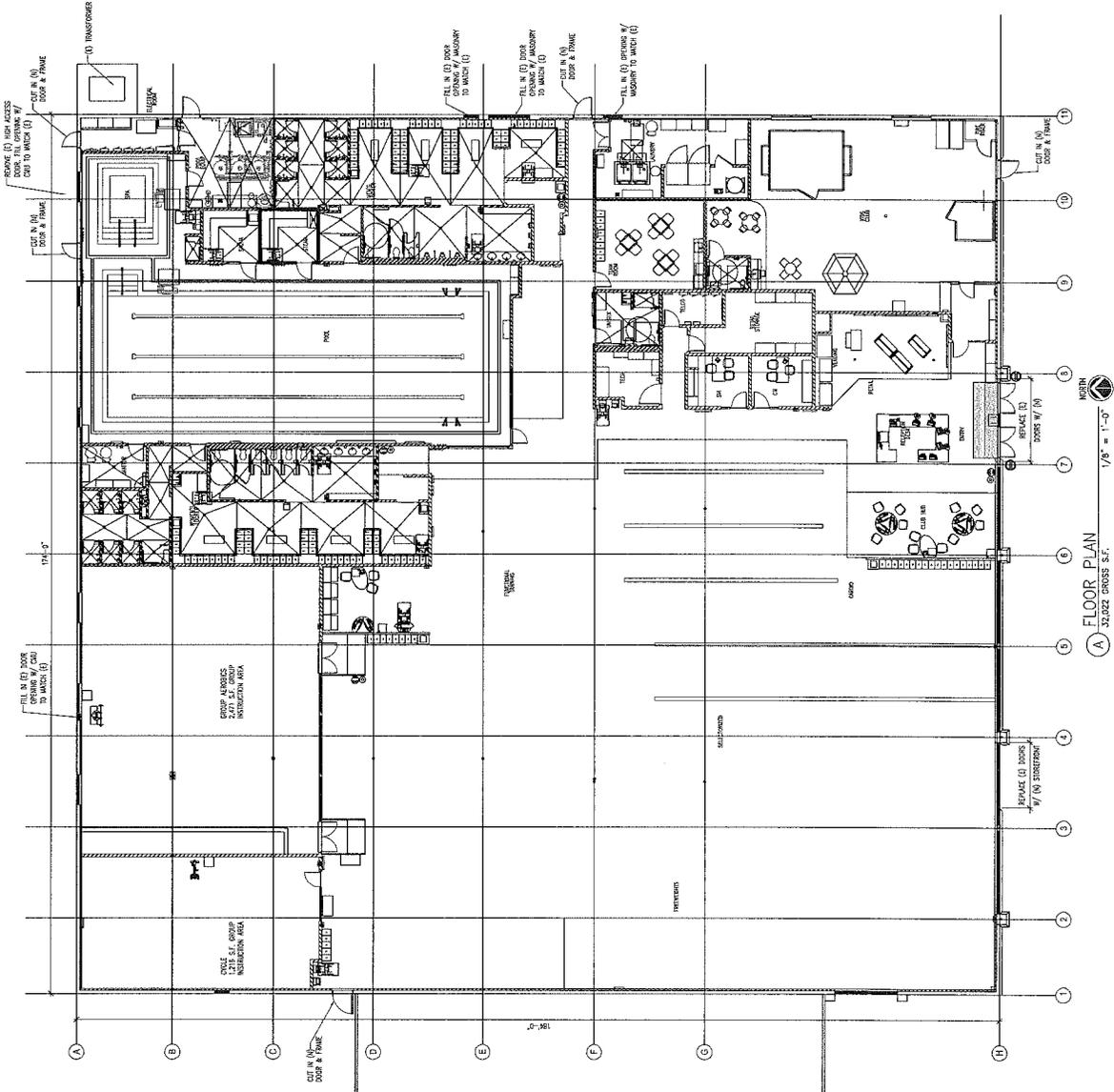
The entire project is designed under existing conditions. The architect is not responsible for any conditions not shown on the drawings. The architect is not responsible for any conditions not shown on the drawings. The architect is not responsible for any conditions not shown on the drawings. The architect is not responsible for any conditions not shown on the drawings.

24 HOUR FITNESS  
9351 ATLANTA AVENUE  
HUNTINGTON BEACH, CA 92646

PROJECT NO. 144071  
DATE: JANUARY 16, 2015  
REVISIONS:  
2/24/15 REVISD COOP RVM

SHEET TITLE:  
FLOOR PLAN

SHEET NUMBER:  
**A1.1**





**Narrative**  
**for**  
**Conditional Use Permit Application**  
**9051 Atlanta Avenue, HB, CA 92646**  
**(Former Albertsons)**

RECEIVED  
MAR 24 2015  
Dept. of Planning  
& Building

**Request:** To remodel an existing vacant/former Albertsons (N.E.C. of Atlanta & Magnolia) into a 24 Hour Fitness Club consisting of 32,022 SF. There will be no structural modifications with the exception of cutting in windows and adding 10 skylights. Further, the two existing ancillary structures located on the east side of the building will be demolished and that floor area will be designed to accommodate additional parking.

**Parking:**

Total parking required by code is 271 spaces, however the "weekday peak shared parking demand" is 230 spaces and the "daytime weekend shared parking demand" is 212 spaces, 252 on-site spaces are being provided. Please refer to the "Shared Parking Analysis, prepared by LSA Associates dated March 19, 2015.

**Operations:**

This new state of the art 24 Hour Fitness Club will operate seven days a week, 24 hours a day. There will be certain holidays on which the club closes for part of the day. This club will mainly service the southeast population of Huntington Beach, but is available to all of its "Sports Club" members to patronize. There will be a total of approximately 40-50 total employees, with 10-15 per shift.

This 24 Hour Fitness Club will consist of the following areas:

Kids Daycare Center, Retail, Storage, Cardio Equipment, Resistance Equipment, Free Weight Equipment, Training Room, Cycling Room, Swimming/Lap Pool w/ Spa, Sauna and Steam Facilities, Men's & Women's Locker Rooms w/Showers and Bathroom Facilities.

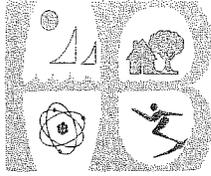
**Surrounding Uses:** There are four separate retail pads located on the corner site.

North – Single Family Homes back up to the back of the with a block wall and alley in-between.

East – U.S. Post Office

South – Single Family homes located across Atlanta Ave.

West – Commercial center located across Magnolia Street.



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

April 6, 2015

Keith Bohr  
221 Main Street, Suite 'S'  
Huntington Beach, CA 92648

**SUBJECT:   CONDITIONAL USE PERMIT NO. 15-001 (24-HOUR FITNESS CLUB) – 9051  
          ATLANTA AVENUE  
          PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Applicant,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at [jarabe@surfcity-hb.org](mailto:jarabe@surfcity-hb.org) or 714-374-5357 and/or the respective source department (contact person below).

Sincerely,

Jill Arabe  
Associate Planner

Enclosure

cc:   Khoa Duong, Building Division – 714-872-6123  
      Steve Eros, Fire Department – 714-536-5531  
      Josh McDonald, Public Works Department – 714-536-5509  
      Jan Thomas, Police Department – 949-290-1604  
      Jane James, Planning Manager  
      Property Owner  
      Project File

(g:\forms\planning\Code Requirements Letter - rev)

ATTACHMENT NO. 4.1



## HUNTINGTON BEACH PLANNING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** April 6, 2015  
**PROJECT NAME:** 24-Hour Fitness Club  
**PLANNING APPLICATION NO.** 2015-008  
**ENTITLEMENTS:** Conditional Use Permit No. 15-001  
**DATE OF PLANS:** March 25, 2015  
**PROJECT LOCATION:** 9051 Atlanta Avenue, 92647 (northeast corner of Atlanta Avenue and Magnolia Street)  
**PLAN REVIEWER:** Jill Arabe, Associate Planner  
**TELEPHONE/E-MAIL:** (714) 374-5357 / jarabe@surfcity-hb.org  
**PROJECT DESCRIPTION:** To permit the establishment of an approximately 32,022 sq. ft., 24-hour commercial recreation and entertainment use (health club) within a vacant tenant space (formerly Albertsons) in an existing shopping center, and to permit a 19-space parking reduction based on a parking survey and shared parking analysis.

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should final project approval be received. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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#### CONDITIONAL USE PERMIT 15-001:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
  - b. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening

- must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
- c. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18.C)**
  - d. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*. **(HBZSO Section 231.20)**
2. Prior to issuance of demolition permits, the following shall be completed:
- a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
  - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**
  - c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
  - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
  - e. All asbestos shall be removed from all buildings prior to demolition of any portion of any building. **(AQMD Rule 1403)**
3. During demolition, grading, site development, and/or construction, the following shall be adhered to:
- a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**
4. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has been completed:
- a. A Certificate of Occupancy must be approved by the Planning Division and issued by the Building Division. **(HBMC 17.04.036)**
5. The use shall comply with the following:
- a. Outdoor storage and display of merchandise, materials, or equipment, including display of merchandise, materials, and equipment for customer pick-up, shall be subject to approval of Conditional Use Permit. **(HBZSO Section 230.74)**

6. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**
7. CUP 15-001 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date. **(HBZSO Section 241.16.A)**
8. CUP 15-001 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **(HBZSO Section 241.14)**
9. The Planning Commission reserves the right to revoke CUP 15-001 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
10. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**
11. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the Planning Commission's approval of entitlements. **(California Code Section 15094)**
12. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
13. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning and Building Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



## HUNTINGTON BEACH BUILDING DIVISION

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** FEBRUARY 6, 2015  
**PROJECT NAME:** 24 HOUR FITNESS CLUB  
**PLANNING APPLICATION NO.:** PLANNING APPLICATION NO. 2015-008  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2015-001  
**DATE OF PLANS:** JANUARY 13, 2015  
**PROJECT LOCATION:** 9051 ATLANTA  
**PROJECT PLANNER:** JILL ARABE  
**PLAN REVIEWER:** KHOA DUONG, P.E.  
**TELEPHONE/E-MAIL:** (714) 872-6123 / KHOA@CSGENGR.COM  
**PROJECT DESCRIPTION:** TO PERMIT AN APPROXIMATELY 32,022SF COMMERCIAL RECREATION USE (24HR FITNESS CLUB) AND A REDUCTION OF 13 PARKING SPACES THROUGH A PARKING DEMAND STUDY

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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**I. REQUIREMENT:**

Development Impact Fees will be required for new construction and commercial/industrial additions.

**II. CODE REQUIREMENTS BASED ON PLANS & DRAWINGS SUBMITTED:**

1. Project shall comply with the current state building codes adopted by the city at the time of permit application submittal. Currently they are 2013 California Building Code (CBC), 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Electrical Code, 2013 California Energy Code, 2013 California Green Building Standards Code, and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Review and provide compliance with Title 17 of the City of Huntington Beach Municipal Code, Building and Construction. This document can be found online on the city's website.
3. Provide complete Site plan –

- Identify location of accessible paths of travel from accessible parking stalls/public sidewalk to the building entrances along with maximum slope of 5%; and cross slope of 2%.
  - Identify location of all curb ramps/truncated domes within the accessible paths of travel.
  - Show footprints of the whole building and delineate or cross-hatch areas of this proposed work/tenant improvement in relation with the whole building. Label the use/occupancy classification of all areas directly adjacent to the proposed work/tenant improvement areas.
4. Provide building code analysis including type of construction, allowable area and height, occupancy group requirements, exterior wall ratings per Chapter 5 and 7 of 2013 CBC.
  5. For mixed occupancy and use, please comply with Section 508. (24 Hour Fitness Club and adjacent tenant space.)
  6. Provide Project Data to show:
    - Type of Building Construction
    - Occupancy group(s)
    - Allowable building area per Chapter 5
    - Building with fire sprinkler system
  7. Provide egress plan –
    - Provide occupant load calculations showing the occupant load in each room/area along with occupant load factors.
    - Show the exit paths of travel along with distances of travel.
    - All required exterior exit doors must be accessible to disabled persons. Please show the exit paths of travel from exterior exit doors to the public way along with maximum slope of 5%; and cross slope of 2%.
    - Panic hardware is required at all required exit doors serving group A occupancy group.
  8. Provide compliance to disabled accessibility requirements of Chapter 11B of the 2013 CBC.
    - All areas must be accessible to disabled persons.
    - Existing accessible parking stalls must comply with current 2013 CBC.
    - Restrooms/locker rooms must be accessible to disabled persons.
    - Pool must be accessible to disabled persons.
  9. Per Table 1604.5 of 2013 CBC, group A occupancy, the Occupancy Category III shall be used for building with an occupant load of 300 or more.
  10. For projects that will include multiple licensed professions in multiple disciplines, i.e. Architect and professional engineers for specific disciplines, a Design Professional in Responsible Charge will be requested per the 2013 CBC, Section 107.3.4.
  11. In addition to all of the code requirements of the 2013 California Green Building Standards Code, specifically address Construction Waste Management per Sections 4.408.2, 4.408.3, 4.408.4, 5.408.1.1, 5.408.1.2, and 5.408.1.3 and Building Maintenance and Operation, Section 5.410. Prior to the issuance of a building permit the permittee will be required to describe how they will comply with the sections described above. Prior to Building Final Approval, the city will require a Waste Diversion Report per Sections 4.408.5 and 5.408.1.4.
  12. The City of Huntington Beach has adopted the 2013 California Green Building Standards Code Appendices for Electric Vehicle Charging. This adopted Code may be found in the Huntington Beach Municipal Code under; Chapter 17.06.030 Residential Electric Vehicle (EV) Charging and 17.06.040 Non-Residential Electrical Vehicle (EV) Charging

**III. COMMENTS:**

1. Planning and Building Department encourage the use of pre-submittal building plan check meetings.
2. Separate Building, Mechanical, Electrical and Plumbing Permits will be required for all exterior accessory elements of the project, including but not limited to: fireplaces, fountains, sculptures, light poles, walls and fences over 42" high, retaining walls over 2' high, detached trellises/patio covers, gas piping, water service, backflow anti-siphon, electrical, meter pedestals/electrical panels, swimming pools, storage racks for industrial/commercial projects. It will be the design professional in charge, responsibility to coordinate and submit the documents for the work described above.
3. Provide on all plan submittals for building, mechanical, electrical and plumbing permits, the Conditions of Approval and Code Requirements that are associated with the project through the entitlement process. If there is a WQMP, it is required to be attached to the plumbing plans for plan check.



**CITY OF HUNTINGTON BEACH**  
**PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** January 28, 2015  
**PROJECT NAME:** 24 Hour Fitness Club  
**PLANNING APPLICATION NO.:** 2015-0008  
**ENTITLEMENTS:** Conditional Use Permit No. 15-001  
**PROJECT LOCATION:** 9051 Atlanta Avenue, 92646 (northeast corner of Atlanta Avenue and Magnolia Street)  
**PROJECT PLANNER:** Jill Arabe, Associate Planner  
**PLAN REVIEWER:** Steve Eros, Fire Protection Analyst  
**TELEPHONE/E-MAIL:** (714) 536-5531 / Steve.Eros@surfcity-hb.org  
**PROJECT DESCRIPTION:** To permit an approximately 32,022 sq. ft. commercial recreation use (24 Hour Fitness Club) and a reduction of 13 parking spaces through a parking demand study.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated December 22<sup>nd</sup>, 2014. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. The review comments below are not to be construed as being all inclusive. **The project is required to comply with all of the adopted Building, Fire, and Municipal Codes in effect at the time of grading and building plan submittal for permit issuance.** If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: STEVE EROS, FIRE PROTECTION ANALYST.

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**PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:**

**Fire Protection Systems**

**Automatic Fire Sprinklers** are required to be modified / extended with the tenant improvement. The installation must be in compliance with the 2010 CFC and NFPA 13. Separate plans (two sets) shall be submitted to the Fire Department for permits and approval. Fire Code standards can be found in *City Specification #420. (FD)*

**Fire Alarm system** is required if the following occurs. All fire sprinkler systems with greater than 20 heads require a dedicated function fire alarm system in compliance with the CFC and NFPA 72. Occupant loads over 300 in an assembly use require a compliant building fire alarm system. **(FD)**

**Fire Extinguishers** shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

#### **Fire Personnel Access**

**Main Secured Building Entries** shall utilize a KNOX<sup>®</sup> Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX<sup>®</sup> Fire Department Access in the building plan notes. **(FD)**

#### **Addressing and Street Names**

**Commercial Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front and rear of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front and rear door. All address numbers are to be in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and reflect the address location on the building. **(FD)**

#### **Building Construction**

**Exit Signs, Exit Path Markings and Emergency Illumination** will be provided in compliance with the California Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. **(FD)**

**Posting Of Room Occupancy** is required. Any room having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place near the main exit per CFC sec. 1004.3 **(FD)**

**Places of Assembly Operational Permit** is required for an assembly use of 50 or more. The permit must be applied for at the Huntington Beach Fire Department Prevention Division prior to certificate of occupancy approval.

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

- Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with CFC Chapter 14, Fire Safety During Construction And Demolition. **(FD)**

**OTHER:**

- Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- Outside City Consultants. The Fire Department review of this project and subsequent plans may require the use of City Consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

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Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5<sup>th</sup> floor

Huntington Beach, CA 92648

or through the City's website at

[http://www.huntingtonbeachca.gov/government/departments/Fire/fire\\_prevention\\_code\\_enforcement/fire\\_dept\\_city\\_specifications.cfm](http://www.huntingtonbeachca.gov/government/departments/Fire/fire_prevention_code_enforcement/fire_dept_city_specifications.cfm)

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

ATTACHMENT NO. 4.10

## ***Crime Prevention Through Environmental Design***



### **CITY OF HUNTINGTON BEACH POLICE DEPARTMENT**

#### **CPTED DEVELOPMENT REVIEW**

**DATE:** January 30, 2015

**PROJECT NAME:** 24 Hour Fitness

**ASSIGNED PLANNER:** Jill Arabe

**REQUEST:** To permit an approximately 32,022 sq. ft. commercial recreation use (24 Hour Fitness Club) and a reduction of 13 parking spaces through a parking demand study.

**LOCATION:** 9051 Atlanta Avenue (northeast corner of Atlanta Avenue and Magnolia Street)

**ZONE:** CG (Commercial General)

**GENERAL PLAN:** CG-FI (Commercial General – 0.35 Max Floor Area Ratio)

**PLAN REVIEWER:** Jan Thomas

**TELEPHONE/E-MAIL:** (949) 290-1604/jckthomas@cox.net

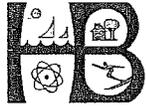
**EXISTING USE:** Vacant – former Albertsons

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The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements, which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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The 45 stalls on the east side of the building, as well as the ten stalls on the west of the building have limited surveillance opportunities. Ensure that these areas are well-lighted and have surveillance cameras in use. For employee safety, do not require employees to park in one of these areas, or in a specific location far from the facility.



## CITY OF HUNTINGTON BEACH

### PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

#### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** 2/10/15  
**PROJECT NAME:** 24 HOUR FITNESS CLUB  
**ENTITLEMENTS:** CUP 15-01  
**PLNG APPLICATION NO:** 2015-0008  
**DATE OF PLANS:** 1/13/15  
**PROJECT LOCATION:** 9051 ATLANTA AVENUE  
**PROJECT PLANNER:** JILL ARABE, ASSOCIATE PLANNER  
**PLAN REVIEWER:** JOSH MCDONALD, CIVIL ENGINEERING ASSISTANT  
**TELEPHONE/E-MAIL:** 714-536-5509 / [JOSHUA.MCDONALD@SURFCITY-HB.ORG](mailto:JOSHUA.MCDONALD@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** TO PERMIT AN APPROXIMATELY 32,022 SQ. FT. COMMERCIAL RECREATION USE (24 HOUR FITNESS CLUB) AND A REDUCTION OF 13 PARKING SPACES THROUGH A PARKING DEMAND STUDY.

Pursuant to your Development Review Request, Public Works has reviewed the subject project and has no comments.



LSA ASSOCIATES, INC.  
20 EXECUTIVE PARK, SUITE 200  
IRVINE, CALIFORNIA 92614

949.553.0666 TEL  
949.553.8076 FAX

BERKELEY  
CARLSBAD

FRESNO  
PALM SPRINGS  
PT. RICHMOND

RIVERSIDE  
ROCKLIN  
SAN LUIS OBISPO

March 19, 2015

Mr. Mo Myers, Principal  
Think Architecture  
5151 South 900 East, Suite 200  
Salt Lake City, Utah 84117

RECEIVED

MAR 20 2015

Dept. of Planning  
& Building

Subject: Huntington Beach South Center Plaza Parking Analysis

Dear Mr. Myers:

LSA Associates, Inc. (LSA) is pleased to submit this parking analysis that identifies the existing and forecast parking adequacy within the Huntington Beach South Center Plaza located at 9051 Atlanta Avenue in the City of Huntington Beach (City). The project site is located at the northeast corner of Magnolia Street and Atlanta Avenue.

The project proposes to convert a vacant grocery store (Albertsons) to a health club (24 Hour Fitness Club). The purpose of this parking analysis is to identify the existing parking demand and to determine whether adequate parking would be available with the proposed conversion of a 33,000-square-foot (sf) vacant grocery store to a 32,022 sf health club. This analysis has been prepared based on the City of Huntington Beach Zoning Code (Section 231.04) and the Urban Land Institute Shared Parking Methodology, 2<sup>nd</sup> edition (ULI 2005).

## EXISTING CONDITIONS

The Huntington Beach South Center Plaza is located at the northeast corner of Magnolia Street and Atlanta Avenue in the City of Huntington Beach. The plaza currently includes 10,250 sf of shopping center use, 5,420 sf of fast food use, and 1,260 sf of medical/dental office use (total 16,930 sf). In addition, 33,000 sf of vacant grocery store use (Albertsons) currently exists. Besides the vacant grocery store (proposed project site), 100 percent of the existing tenant spaces is fully occupied. Table A presents the existing uses within the plaza. The hours of operation for each business are also noted in the table.

A surface lot with 237 parking stalls is currently provided on the site. The westerly and easterly portions of the surface lot contain standard 90 degree parking stalls. A majority of the stalls located on the southerly portion of the site (in front of the proposed project) provide angled parking. It should be noted that the existing bank building and parking stalls located on the southwest corner of the site are not a part of the project or this parking analysis. Figure 1 (attached) illustrates the project location and the existing site conditions.

**Table A: Existing Uses**

Address	Business Name	ULI Shared Parking Land Use	Gross SF	Hours of Operation
9021 Atlanta Avenue	Starbucks Coffee	Fast Food	1,200	5:00 AM–8:30 PM (Daily)
9025 Atlanta Avenue	Hudson Wellness	Shopping Center – <i>Massage Therapy</i>	1,260	10:00 AM–5:00 PM (Daily)
9029 Atlanta Avenue	HQ Dentistry	Medical/Dental Office	1,260	12:00 PM–5:00 PM (Monday–Friday)
9033 Atlanta Avenue	European Fine Jewelry	Shopping Center – <i>Custom and Retail</i>	780	10:00 AM–6:00 PM (Tuesday–Friday); 10:00 AM–5:00 PM (Saturday)
9035 Atlanta Avenue	Nail Time	Shopping Center – <i>Nail Salon</i>	900	9:00 AM–7:00 PM (Monday–Saturday); 10:00 AM–4:00 PM (Sunday)
9037 Atlanta Avenue	Good Dogma	Shopping Center – <i>Pet Spa</i>	1,610	9:00 AM–5:00 PM (Monday–Saturday); 10:00 AM–3:00 PM (Sunday)
9039 Atlanta Avenue	Lucky Cleaners	Shopping Center – <i>Dry Cleaners</i>	1,470	7:00 AM–6:30 PM (Monday–Friday); 9:00 AM–4:00 PM (Saturday)
9041 Atlanta Avenue	Sweet O Donuts	Fast Food	1,250	6:00 AM–4:00 PM (Daily)
9045 Atlanta Avenue	Glo White Florist	Shopping Center – <i>Florist</i>	750	9:00 AM–5:30 PM (Monday–Friday); 9:00 AM–5:00 PM (Saturday)
9047 Atlanta Avenue	Modern Shoe Repair	Shopping Center – <i>Shoe Repair</i>	650	9:00 AM–5:30 PM (Monday–Friday); 10:00 AM–5:00 PM (Saturday)
9049 Atlanta Avenue	Z Ultimate Defense Studio	Shopping Center – <i>After School Martial Arts</i>	850	12:00 PM–9:00 PM (Monday–Thursday); 3:00 PM–6:00 PM (Friday); 9:00 AM–3:00 PM (Saturday)
9101 Atlanta Avenue	Bella Roma	Fast Food	990	10:00 AM–8:00 PM (Daily)
9105 Atlanta Avenue	H & R Block	Shopping Center – <i>Retail</i>	990	By appointment
9111 Atlanta Avenue	Juice It Up	Fast Food	990	7:00 AM–8:00 PM (Monday–Saturday); 9:00 AM–7:00 PM (Sunday)
9115 Atlanta Avenue	Subway	Fast Food	990	7:00 AM–10:00 PM (Monday–Saturday); 8:00 AM–10:00 PM (Sunday)
9121 Atlanta Avenue	AIM Mailing Center	Shopping Center – <i>Mailing Service</i>	990	8:00 AM–6:00 PM (Monday–Friday); 9:00 AM–4:00 PM (Saturday); 12:00 PM–4:00 PM (Sunday)
9051 Atlanta Avenue	Grocery Store (Albertsons)	VACANT	33,000	VACANT

SF = square feet

ULI = Urban Land Institute

**PROPOSED PROJECT**

The project proposes to convert a 33,000 sf vacant grocery store (Albertsons) to a 32,022 sf health club (24 Hour Fitness Club). Of the proposed 32,022 sf health club, 28,335 sf is designated for regular health club operational use and 3,687 sf is designated for group instruction area within the health club. The proposed health club is a membership-only club that will operate 7 days per week, 24 hours per day. The health club will have approximately 10–15 employees on site at one time.

A total of 252 parking stalls is proposed for the project location. The project will increase the existing parking supply by 15 spaces primarily on the eastside of the building by demolishing an existing side building that was provided for the grocery store. Figure 2 (attached) illustrates the proposed site plan with proposed surface parking.

## ZONING CODE REQUIREMENTS

An analysis based on City Zoning Code Section 231.04 "Off-Street Parking and Loading Spaces Required" was prepared to determine the City parking requirements for the plaza.

Table B (attached) provides a breakdown of parking rates per land use and the total required parking per City Zoning Code of each individual tenant. The parking rates by land use classification used were associated with "Eating and Drinking Establishments with less than 12 seats," "Personal Services," and "Retail sales not used under any classification." It should be noted that all drinking and eating establishments located in the plaza were verified to have fewer than 12 seats. In the existing conditions, a total of 257 parking spaces are required based on the individual tenants including the grocery store. Only 237 spaces are currently provided. Therefore, the existing parking lot provides 20 stalls fewer than the City Zoning Code requires.

The project proposes to eliminate the vacant grocery store use and convert the existing building to a health club. The City parking rate for the health club is one parking stall per 200 sf in addition to one parking stall per 100 sf for the designated group instruction area. Thus, the proposed 32,022 sf health club is required to provide 142 parking spaces (one stall per 200 sf for the 28,335 sf health club) and 37 parking spaces (one stall per 100 sf for the 3,687 sf group instruction area). A total of 179 parking spaces is required by code for the health club use. The total number of parking stalls required for the existing and proposed use within the center is 271 parking stalls. The proposed site plan provides 252 parking spaces of off-street parking. Therefore, the project site with the health club will provide 19 stalls fewer than the City Zoning Code requires.

Although the project proposes to provide fewer stalls than the City requirement, City Zoning Code Section 231.08 ("Reduced Parking for Certain Uses") states that a parking data survey with a parking analysis may be used to allow for a reduction in required parking. The following shared parking analysis provides the results of the parking survey data.

## SHARED PARKING ANALYSIS METHODOLOGY

A shared parking analysis consistent with the methodology presented in the ULI Shared Parking, was conducted to determine whether the proposed parking at the Huntington Beach South Center Plaza can accommodate the conversion of 33,000 sf of vacant grocery store to 32,022 sf of health club. Shared parking is the use of a parking space to serve two or more individual land uses without conflict because of variations in the (parking) accumulation of vehicles by hour, by day (ULI Shared Parking, 2005).

The City Zoning Code provides parking rates assuming peak utilization of individual tenants that occur within the same peak hour. It should be noted that the existing uses and the proposed use are expected to have different peak-hour utilizations. The peak utilization of the health club during the weekday is expected in the early morning (i.e., before work) and during the 5:00 p.m. to 7:00 p.m. period (i.e., after work) when several of the existing uses are closed. As such, there is the opportunity for shared parking at the Huntington Beach South Center Plaza.

To determine the existing peak parking utilization at the Huntington Beach South Center Plaza, LSA coordinated with an independent third-party data collection firm, National Data & Surveying

Services, Inc. (NDS), to collect hourly parking accumulation data at the project location on a typical weekday (Thursday, February 12, 2015) and typical weekend (Saturday, February 14, 2015) between 8:00 a.m. and 10:00 p.m. The parking surveys are provided as an attachment. The parking data collected reflects a fully occupied project site with the exception of the vacant grocery store (future health club).

Based on the observed weekday parking accumulation, the existing peak parking demand occurs at 2:00 p.m. with 77 spaces. Based on observed weekend parking accumulation, the existing peak parking demand on the weekend occurs at 11:00 a.m. with 122 spaces.

The projected parking utilization for the health club was calculated using the methodology presented in the ULI Shared Parking manual (2005). The percentage of utilization was obtained from the ULI Shared Parking manual for the health club land use and applied to the required number of parking spaces per the City Zoning code (179 spaces). The projected parking demand for the health club use by time of day was then determined.

The total projected demand (existing and proposed uses) was calculated against the proposed parking supply (252 spaces) to determine expected parking utilization per hour. Tables C and D show the peak parking utilization of the existing uses and the proposed health club for a typical weekday and weekend, respectively. The number of residual or deficient parking stalls was also identified per scenario.

## **PARKING ADEQUACY FINDINGS**

### **Weekday Analysis**

Based on observed weekday parking accumulation, the existing peak parking utilization occurs at 2:00 p.m. when 77 spaces are occupied. The peak utilization of the combined existing and proposed health club uses occurs at 6:00 p.m. when 51 spaces are utilized by the existing uses and 179 spaces are forecast to be utilized by the health club (230 total utilized spaces). Based on the proposed parking supply of 252 stalls, a residual of 22 stalls is expected to occur. During the peak hour of the combined existing and proposed uses, the proposed parking supply meets the expected parking demand within the plaza. As a result, adequate parking supply will be provided during the weekday.

### **Weekend Analysis**

During the weekend, the existing peak parking utilization will occur at 11:00 a.m., during which 122 stalls will be occupied. The health club parking demand at 11:00 a.m. is forecast to be 90 stalls. The resulting total parking demand at 11:00 a.m. (i.e. weekend peak parking demand) is forecast to be 212 stalls. Based on the proposed parking supply of 252 stalls, a residual of 40 stalls is expected to occur. During the peak hour of the combined existing and proposed uses, the proposed parking supply meets the expected weekend parking needs within the plaza. As a result, adequate parking supply will be provided for the weekends.

## CONCLUSIONS

The shared parking analysis demonstrates that the proposed parking supply of 252 spaces adequately accommodates the expected shared peak parking demand of 230 spaces during the weekday and 212 spaces during the weekend. There are expected to be 22 vacant spaces on weekdays and 40 vacant spaces on weekends during the peak-hour utilization of the center. As such, adequate parking is provided at the Huntington Beach South Center Plaza with the occupancy of the vacant grocery store by the health club.

I trust that you will find this information useful in your planning efforts. If you have any questions, please call me at (949) 553-0666.

Sincerely,



Donson Liu, T.E.  
LSA Associates, Inc.

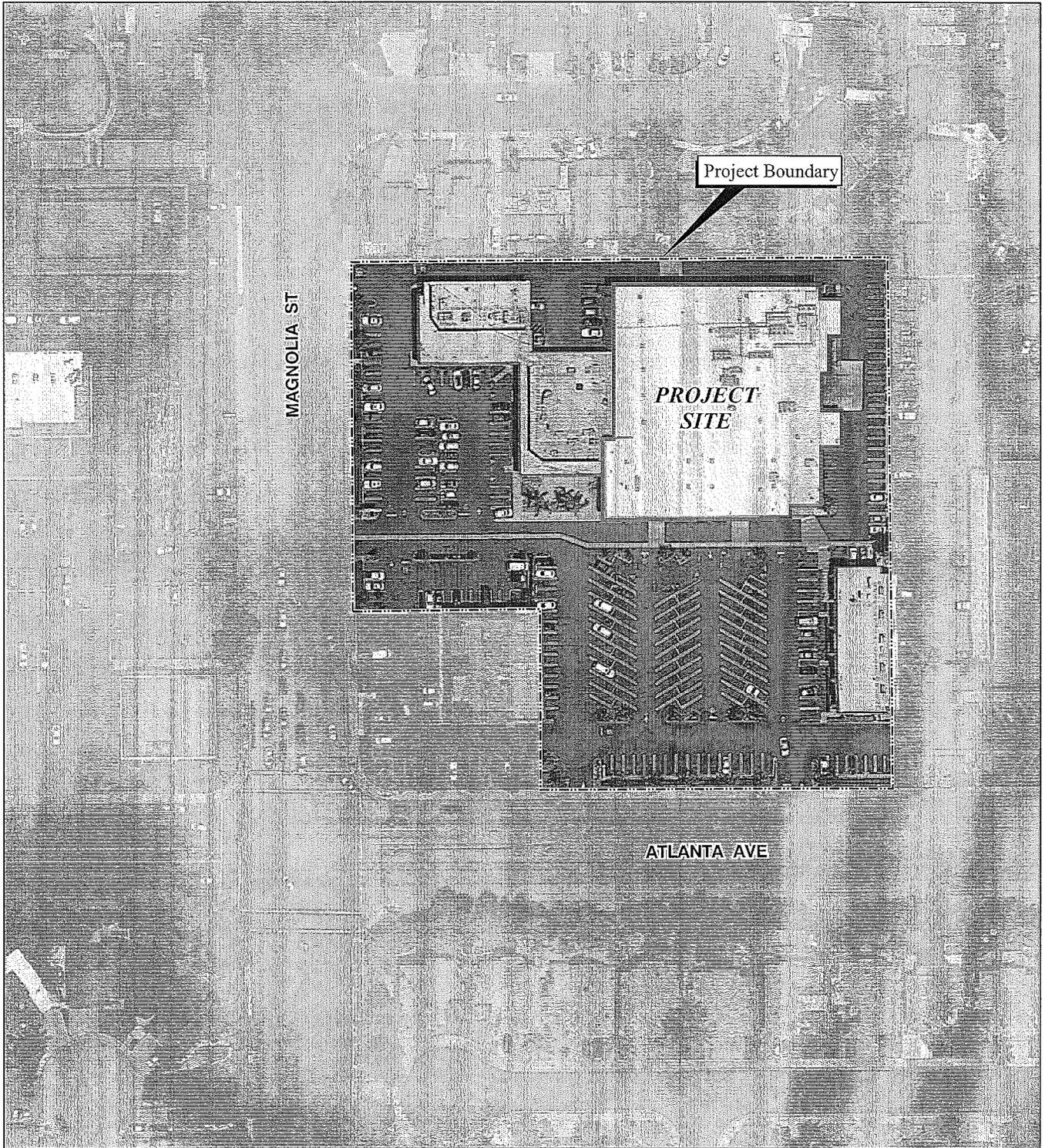


## BIBLIOGRAPHY

City of Huntington Beach. (n.d.). *Huntington Beach Zoning and Subdivision Ordinance*.

Urban Land Institute. (2005). *Shared Parking, 2<sup>nd</sup> Edition*.

Attachments: Figure 1: Project Location & Existing Conditions  
Figure 2: Proposed Site Plan  
Table B: Parking Requirements per City Zoning Code  
Table C: Parking Utilization for Weekday  
Table D: Parking Utilization for Weekend  
National Data Services, Inc. (NDS) Parking Surveys



LSA

FIGURE 1



0 55 110  
FEET

SOURCE: Think Architecture

I:\THK1501\G\Location.odr (2/18/15)

Huntington Beach South  
Center Plaza  
Project Location (Existing Conditions)

ATTACHMENT NO. 5.6



Table B: Parking Requirements per City Zoning Code

Existing Land Use	Name	Size (sf)	Occupancy	Time of Operations	Parking Rates	Parking Required
	Starbucks Coffee	1,200	Coffee, Pastry	5:00 a.m. - 8:30 p.m. (Daily)	1 per 200 sf <sup>1</sup>	6
	Hudson Wellness	1,260	Massage Therapy	10:00 a.m. - 5:00 p.m. (Daily)	1 per 200 sf <sup>2</sup>	7
	HQ Dentistry	1,260	General Dentistry	12:00 p.m. - 5:00 p.m. (MON - FRU)	1 per 175 sf <sup>3</sup>	8
	European Fine Jewelry	780	Custom and Retail	10:00 a.m. - 6:00 p.m. (TUE - FRU); 10:00 a.m. - 5:00 p.m. (SAT)	1 per 200 sf <sup>4</sup>	4
	Nail Time	900	Typical nail Salon	9:00 a.m. - 7:00 p.m. (MON - SAT); 10:00 a.m. - 4:00 p.m. (SUN)	1 per 200 sf <sup>2</sup>	5
	Good Dogma	1,610	Pet Spa	9:00 a.m. - 5:00 p.m. (MON - SAT); 10:00 a.m. - 3:00 p.m. (SUN)	1 per 200 sf <sup>2</sup>	9
	Lucky Cleaners	1,470	Dry Cleaners	7:00 a.m. - 6:30 p.m. (MON - FRU); 9:00 a.m. - 4:00 p.m. (SAT)	1 per 200 sf <sup>2</sup>	8
	Sweet O Donuts	1,250	Donut/coffee shop	6:00 a.m. - 4:00 p.m. (Daily)	1 per 200 sf <sup>1</sup>	7
	Glo White Florist	750	Typical Florist	9:00 a.m. - 5:30 p.m. (MON - FRU); 9:00 a.m. - 5:00 p.m. (SAT)	1 per 200 sf <sup>2</sup>	4
	Modern Shoe Repair	650	Self Explanatory	9:00 a.m. - 5:30 p.m. (MON - FRU); 10:00 a.m. - 5:00 p.m. (SAT)	1 per 200 sf <sup>2</sup>	4
	Z Ultimate Defense Studio	850	After School Martial Arts	12:00 p.m. - 9:00 p.m. (MON - THU); 3:00 p.m. - 6:00 p.m. (FRU); 9:00 a.m. - 3:00 p.m. (SAT)	1 per 200 sf <sup>2</sup>	5
	Bella Roma	990	Lunch and Dinner Pizza	10:00 a.m. - 8:00 p.m. (Daily)	1 per 200 sf <sup>1</sup>	5
	H & R Block	990	Typical operation	By appointment	1 per 200 sf <sup>3</sup>	5
	Juice It Up	990	Healthy Juice Bar	7:00 a.m. - 8:00 p.m. (MON - SAT); 9:00 a.m. - 7:00 p.m. (SUN)	1 per 200 sf <sup>1</sup>	5
	Subway	990	Typical Subway	7:00 a.m. - 10:00 p.m. (MON - SAT); 8:00 a.m. - 10:00 p.m. (SUN)	1 per 200 sf <sup>1</sup>	5
	AIM Mailing Center	990	Mailing Service	8:00 a.m. - 6:00 p.m. (MON - FRU); 9:00 a.m. - 4:00 p.m. (SAT); 12:00 p.m. - 4:00 p.m. (SUN)	1 per 200 sf <sup>3</sup>	5
	Vacant Grocery Store (Albertsons)	33,000	Shopping Center		1 per 200 sf <sup>3</sup>	165
	<b>TOTAL</b>	<b>49,930</b>				<b>257</b>
Proposed Land Use	Health Club	28,335	Regular Health Club Operational Use	24 Hours (Daily)	1 per 200 sf <sup>4</sup>	142
		3,687	Group Instruction Area		1 per 100 sf for class <sup>4</sup>	37
<b>Total Parking Required</b>	<b>TOTAL</b>	<b>32,022</b>				<b>179</b>
<b>Parking Supply</b>	<b>TOTAL</b>	<b>48,952</b>				<b>271</b>
<b>Parking Deficit</b>						<b>-19</b>

Notes:

The parking rates are from the City of Huntington Beach Zoning Code, Title 23, Chapter 231

<sup>1</sup> Rates used from Eating and Drinking Establishments with less than 12 seats.

<sup>2</sup> Rates used from Personal Services.

<sup>3</sup> Rates used from Retail sales not used under any classification.

<sup>4</sup> Rates used from Health Clubs.

**Table C: Parking Utilization for Typical Weekday (ULI Shared Parking Methodology)**

Time	Existing Parking Utilization <sup>1</sup>			Proposed Health Club Parking Utilization City Parking Requirement <sup>2</sup> = 179 spaces		Existing Plus Proposed Health Club Parking Utilization			
	Existing Demand	Existing Supply	Existing Utilization	Projected % Utilization <sup>3</sup>	Projected Parking Demand by Health Club Patrons	Total Projected Demand	Proposed Supply	Parking Utilization	Residual/ (Deficit) Spaces
8:00 AM	40	237	17%	40%	72	112	252	44%	140
9:00 AM	41	237	17%	70%	126	167	252	66%	85
10:00 AM	67	237	28%	70%	126	193	252	77%	59
11:00 AM	70	237	30%	80%	144	214	252	85%	38
12:00 PM	62	237	26%	60%	108	170	252	67%	82
1:00 PM	65	237	27%	70%	126	191	252	76%	61
2:00 PM	77	237	32%	70%	126	203	252	81%	49
3:00 PM	74	237	31%	70%	126	200	252	79%	52
4:00 PM	69	237	29%	80%	144	213	252	85%	39
5:00 PM	61	237	26%	90%	162	223	252	88%	29
6:00 PM	51	237	22%	100%	79	230	252	91%	22
7:00 PM	53	237	22%	90%	162	215	252	85%	37
8:00 PM	25	237	11%	80%	144	169	252	67%	83
9:00 PM	16	237	7%	70%	126	142	252	56%	110
10:00 PM	9	237	4%	35%	63	72	252	29%	180
						<b>Peak Shared Parking Demand</b>			
						Proposed Parking Supply			
						<b>Residual / (Deficit)</b>			
						<b>230</b>			
						<b>252</b>			
						<b>22</b>			

Notes:

<sup>1</sup>Count data provided by NDS was used to determine existing parking utilization.

<sup>2</sup>Parking Requirement per City of Huntington Beach Zoning Code Sec 231.04.

<sup>3</sup>Projected utilization percentages is based on the ULI Shared Parking, 2nd Edition (2005) methodology.

**Table D: Parking Utilization for Typical Weekend (ULI Shared Parking Methodology)**

Time	Existing Parking Utilization <sup>1</sup>			Proposed Health Club Parking Utilization City Parking Requirement <sup>2</sup> = 179 spaces			Existing Plus Proposed Health Club Parking Utilization			
	Existing Demand	Existing Supply	Existing Utilization	Projected % Utilization <sup>3</sup>	Projected Demand by Health Club Patrons	Total Projected Demand	Proposed Supply	Parking Utilization	Residual/ (Deficit) Spaces	
8:00 AM	28	237	12%	35%	63	91	252	36%	161	
9:00 AM	67	237	28%	50%	90	157	252	62%	95	
10:00 AM	96	237	41%	35%	63	159	252	63%	93	
11:00 AM	122	237	51%	50%	90	212	252	84%	40	
12:00 PM	109	237	46%	50%	90	199	252	79%	53	
1:00 PM	99	237	42%	30%	54	153	252	61%	99	
2:00 PM	101	237	43%	25%	45	146	252	58%	106	
3:00 PM	54	237	23%	30%	54	108	252	43%	144	
4:00 PM	48	237	20%	55%	99	147	252	58%	105	
5:00 PM	32	237	14%	100%	179	211	252	84%	41	
6:00 PM	28	237	12%	95%	171	199	252	79%	53	
7:00 PM	23	237	10%	60%	108	131	252	52%	121	
8:00 PM	17	237	7%	30%	54	71	252	28%	181	
9:00 PM	16	237	7%	10%	18	34	252	13%	218	
10:00 PM	12	237	5%	1%	2	14	252	6%	238	
<b>Peak Shared Parking Demand</b>						<b>212</b>	<b>252</b>	<b>6%</b>	<b>238</b>	
<b>Proposed Parking Supply</b>						<b>252</b>	<b>252</b>	<b>6%</b>	<b>238</b>	
<b>Residual / (Deficit)</b>						<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	

Notes:

<sup>1</sup>Count data provided by NDS was used to determine existing parking utilization.

<sup>2</sup>Parking Requirement per City of Huntington Beach Zoning Code Sec 231.04.

<sup>3</sup>Projected utilization percentages is based on the ULI Shared Parking, 2nd Edition (2005) methodology.

## PARKING STUDY

**Location:** Northeast corner of Magnolia St & Atlanta Ave  
**City:** Huntington Beach

**Day:** Thursday  
**Date:** 2/12/2015

TIME	Regular	 (Regular)	 (Van Accessible)	Customer Parking	Illegal	TOTAL
<b>Spaces</b>	<b>201</b>	<b>7</b>	<b>3</b>	<b>26</b>		<b>237</b>
8:00	33	0	0	7	0	40
9:00	32	0	0	9	0	41
10:00	53	2	0	12	0	67
11:00	59	1	0	10	0	70
12:00	53	0	0	9	0	62
13:00	58	0	0	7	0	65
14:00	63	0	0	14	0	77
15:00	61	1	0	10	2	74
16:00	57	0	0	11	1	69
17:00	48	1	0	12	0	61
18:00	41	0	0	10	0	51
19:00	43	0	0	10	0	53
20:00	19	0	0	6	0	25
21:00	12	0	0	4	0	16
22:00	5	0	0	4	0	9

**Notes:** At 10:00 PM, two big RVs were parked in the northeastern part of the lot

## PARKING STUDY

**Location:** Northeast corner of Magnolia St & Atlanta Ave  
**City:** Huntington Beach

**Day:** Saturday  
**Date:** 2/14/2015

TIME	Regular	 (Regular)	 (Van Accessible)	Customer Parking	Illegal	TOTAL
Spaces	201	7	3	26		237
8:00	20	0	1	7	0	28
9:00	55	0	0	12	0	67
10:00	79	1	0	16	0	96
11:00	101	2	1	18	0	122
12:00	91	2	1	15	0	109
13:00	84	1	0	14	0	99
14:00	80	2	0	19	0	101
15:00	44	0	0	10	0	54
16:00	38	0	0	10	0	48
17:00	29	0	0	3	0	32
18:00	24	0	0	4	0	28
19:00	18	0	0	5	0	23
20:00	13	0	0	4	0	17
21:00	8	0	0	8	0	16
22:00	8	0	0	4	0	12